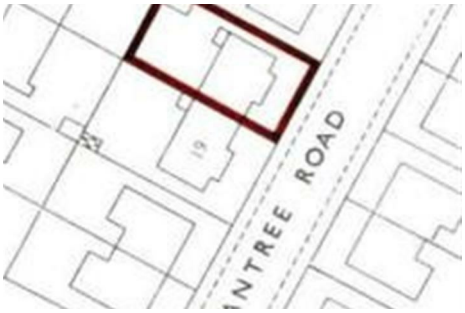
next2buy property retailers make the next step easy



21 Rowantree Road

, Walkerville, NE6 4TD

CHAIN FREE • REDUCED BY £10,000 • SEMI DETACHED BUNGALOW • THREE RECEPTION ROOMS

TWO BEDROOMS • POTENTIAL TO MAKE INTO A THREE BEDROOM • DETACHED GARAGE

FREEHOLD • DRIVEWAY PARKING FOR MULTIPLE VEHICLES • GARDENS FRONT & REAR

CLOSE TO LOCAL AMENITIES, GOOD TRANSPORT LINKS AND SCHOOLS • COUNCIL TAX BAND B

WALKERGATE METRO STATION 0.5 MILES AWAY • WESTERN COMMUNITY PRIMARY SCHOOL 0.3 MILES

ENERGY RATING D •

Offers Over £240,000

2 1 3 D

- Chain Free
- Detached Garage & Driveway Parking for Multiple Vehicles
- Freehold
- Potential to be a Three Bed
- Conservatory
- Energy Rating D
- Sought After Area
- Lovely Rear Garden
- Council Tax Band B

Entrance

Composite door into the Hallway - radiator, decorative coving and loft access (laddered).

Living Room

11'11" x 12'7" (3.62 x 3.83)
UPVC double glazed bay window, radiator, decorative coving, wooden style fire surround with a gas fire, and double doors to the dining room.

Dining Room

14'8" x 12'6" (4.48 x 3.82)
UPVC double glazed patio doors to the conservatory, radiator, and decorative coving,

Additional Image

Conservatory

12'2" x 12'2" (3.72 x 3.71)
UPVC double glazed and with access to the rear garden, and laminate flooring.

Kitchen

13'8" x 7'9" (4.18 x 2.38)
UPVC double glazed french doors to the rear garden, radiator, part tiled walls and tiled flooring. Fitted with a range of base and wall units, counters and sink, electric hob, extractor hood and electric oven, plumbed for both washing machine and dishwasher and fitted with an integral fridge/freezer.

Bathroom

8'9" x 7'8" (2.67 x 2.36)
UPVC double glazed bay window, and a ladder style radiator, tiled flooring and walls, fitted with bath, WC, wash hand basin and larger sized shower cubicle.

Bedroom 1

12'9" into robe x 10'8" (3.91 into robe x 3.27)
UPVC double glazed window, radiator, decorative coving, fitted wardrobes matching drawers

Bedroom 2

11'10" x 8'4" (3.61 x 2.55)
UPVC double glazed window, radiator, fitted with wardrobes and matching drawers.

Garage & Drive

There is a detached garage, with power and lighting, and a lengthy driveway on its approach.

External

There are very pretty gardens to the front and rear. The front is walled and railed with blocked paving leading to garage and rear of property. The rear is fenced and laid mainly to lawn with mature flower beds and paved patio area.

Para - Material Information

BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

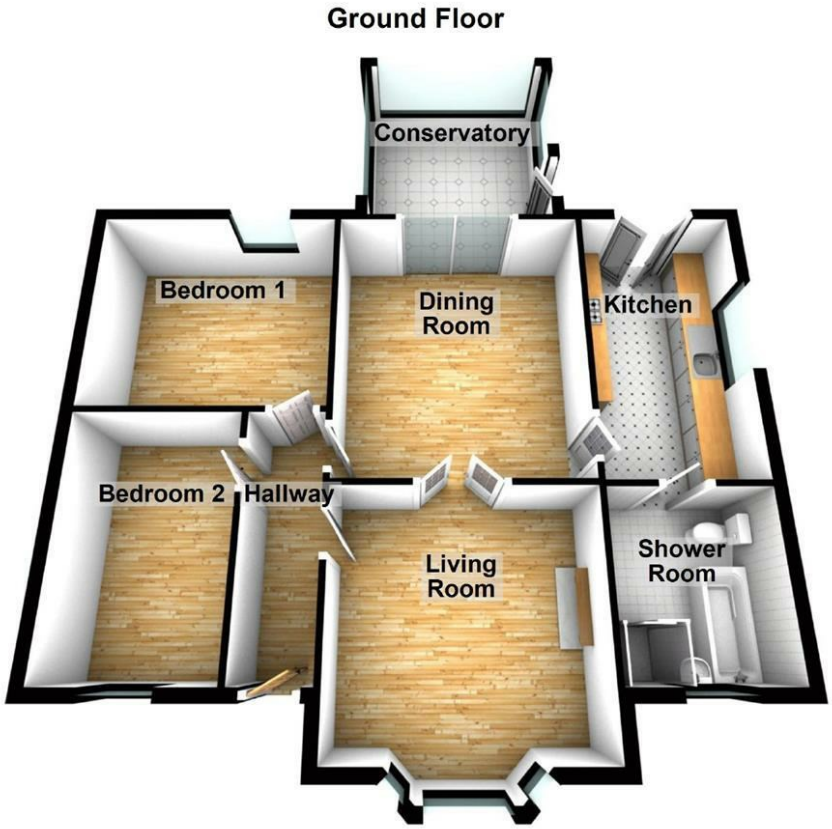
EE- Good outdoor and in-home
O2- Good outdoor
Three- Good outdoor, variable in-home
Vodafone - Good outdoor, variable in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

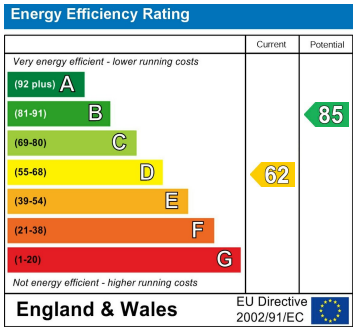
FLOOD RISK:
Yearly chance of flooding:
Surface water: Low.
Rivers and the sea: Very low.

CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.

Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
Tel: 0191 295 3322 Email: info@next2buy.com https://www.next2buy.com