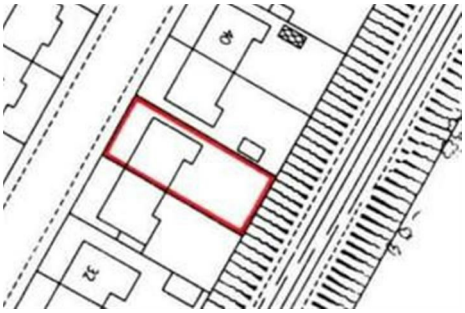
next2buy property retailers make the next step easy



36 Rowantree Road

, Walkerville, NE6 4TD

UNIQUE FOUR BEDROOM SEMI DETACHED HOUSE (FORMERLY BUNGALOW) - SOUTH FACING REAR

THREE DOUBLE BDROOMS WITH ENSUITE TO MASTER BEDROOM • EXTENDED KITCHEN/DINER

SUMMERHOUSE/OFFICE WITH WC AND STORAGE • GREAT FAMILY LIVING SPACE

FAMILY BATHROOM • FREEHOLD • OFF STREET PARKING

CLOSE TO LOCAL AMENITIES, SCHOOLS AND GREAT TRANSPORT LINKS

Offers Over £360,000

4 2 1

- Four Bedroom Semi Detached House
- Family Bathroom
- Council Tax Band B
- Great Size Family Home - Formerly Bungalow
- Off Street Parking
- Energy Rating B
- Summerhouse with WC and Storage - South Facing Rear Garden
- Close to Local Amenities, Schools and Great Transport Links
- Freehold

Entrance Porch

5'7" x 3'2" (1.71 x 0.98)
Composite door, double glazed windows and timber door into hallway.

Hallway

Wood flooring, radiator and access to bedroom 2, lounge, kitchen diner and bathroom.

Lounge

12'11" max x 11'8" (3.94 max x 3.56)
Double glazed bay window, log burner, stairs to first floor, access to bedroom 3.

Stairs to First Floor & Landing

Stairs from lounge up to first floor landing and access to master bedroom and box room.

Kitchen/Diner

21'1" max x 19'7" (6.45 max x 5.99)
Tiled flooring, French doors giving access to rear garden, fitted with good range of wall and base units, with complimentary work surfaces, space for range style cooker, sink unit, plumbed for washing machine, central island, sky lights and radiators.

Bedroom 2

14'3" x 13'10" (4.35 x 4.22)
Ground floor. Front Elevation. Double glazed bay window, radiator and fitted wardrobes.

Bedroom 3

14'5" x 9'6" (4.40 x 2.90)
Ground floor. Rear Elevation. Double glazed window, radiator and fitted wardrobes.

Bathroom

10'2" x 8'5" (3.11 x 2.57)
Double glazed window. ladder style radiator, fully tiled walls and floor. Comprising freestanding bath, WC, wash hand basin and separate shower cubicle.

Master Bedroom

14'9" x 11'9" (4.50 x 3.60)
First Floor, Rear Elevation. Double glazed window, fitted wardrobes, radiator, access to dressing room and ensuite shower room.

Ensuite

8'1" x 5'9" (2.48 x 1.76)
Fully tiled walls, laminate flooring, ladder style radiator, WC and wash hand basin set in vanity unit. Walk in shower.

Dressing Area

8'3" x 5'7" (2.52 x 1.72)
Double glazed window, access to eves storage.

Box Room

10'6" x 9'4" (3.22 x 2.87)
Currenty being used as home office bt we have been advised by seller they have had bed and wardrobe in room.

Summerhouse

22'1" x 8'6" (6.74 x 2.61)
Summer house has extra storage to one side, separate WC with wash hand basin. Laminate flooring, double glazed French doors.

External

The front of the property is walled with access for off street parking. The rear of the property is South Facing with summerhouse, cover patio area and lawned area.

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.

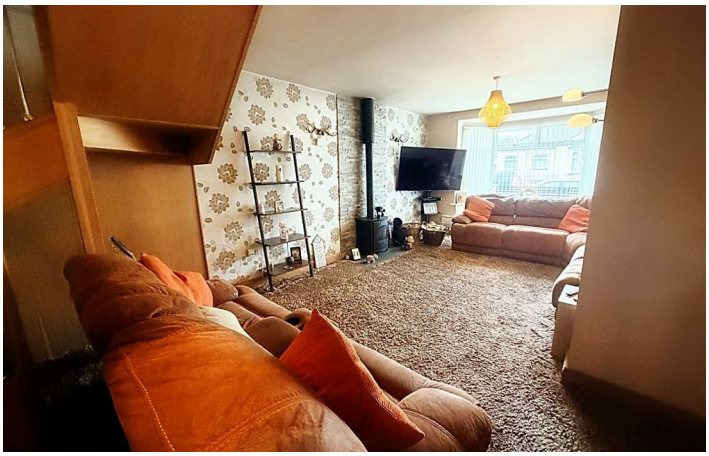
EE- Good outdoor and in-home
O2-Good outdoor, variable in-home
Three - Good outdoor, variable in-home
Vodafone - Good outdoor

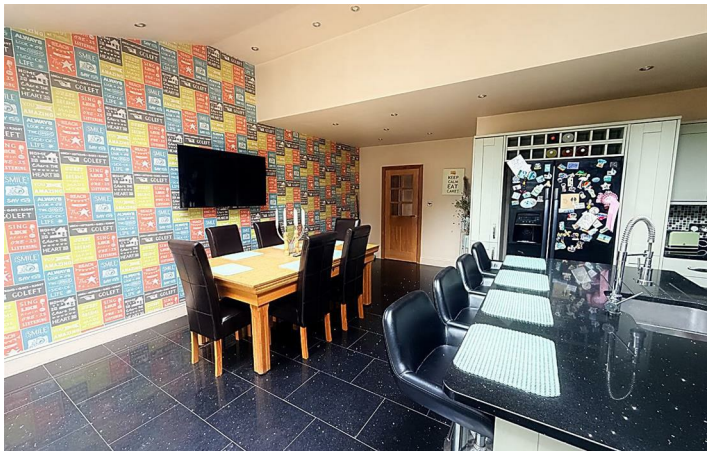
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

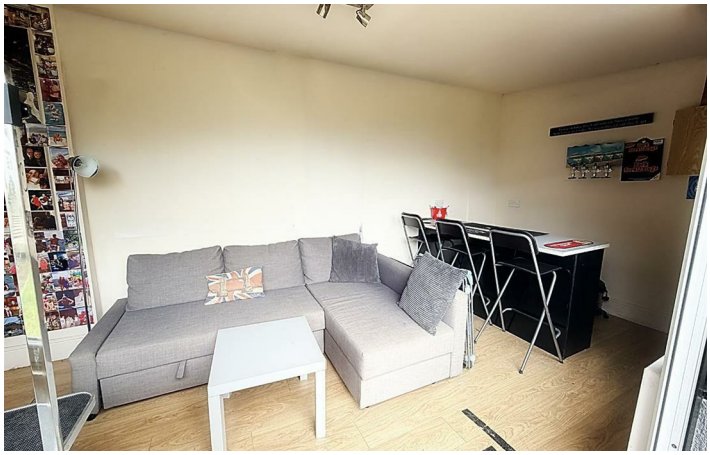
FLOOD RISK:
Yearly chance of flooding:
Surface water: Low.
Rivers and the sea: Very low.

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

It takes
hands to
build
a house
but only
love can
build a home





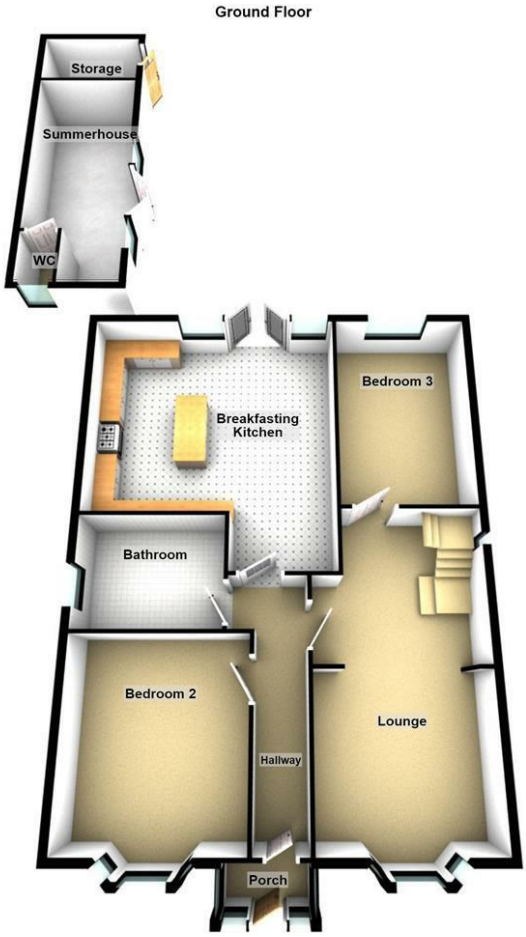


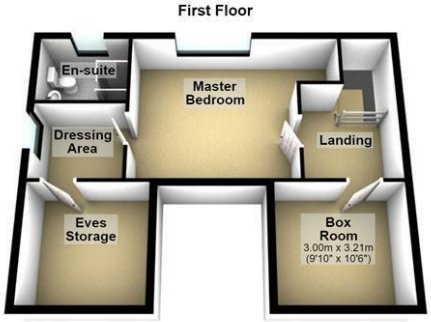
NOBODY GETS OUT SOBER

WASH

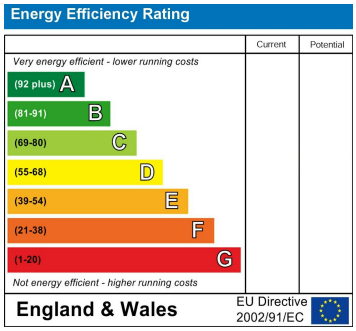
THE STONE ROSES

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.



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