THE CRESCENT

ROWLANDS GILL

livinglocal

welcoming you home



We are delighted to offer for sale this charming one-bedroom semi-detached cottage-style bungalow, offering a warm and inviting feel throughout. The property features a cosy lounge, fitted kitchen, bright sun room overlooking the garden, a double bedroom, and a bathroom fitted with a bath and shower over. Outside, the home benefits from attractive gardens and a private driveway providing off-road parking. Ideally suited to those seeking a peaceful retreat, this delightful home is not to be missed. EPC rating D.









- Charming Cottage-Style Bungalow
- Semi-Detached
- Driveway
- Beautifully Presented
- One Bedroom
- EPC Rating D













Lounge
14'8" x 11'2" Max
Offering real character, style and comfort the lounge affords a pleasant outlook over the front garden area via bay window.

Kitchen/Diner
17'8" x 10'0" Max
A family friendly open plan kitchen/diner with a range of wall and base units for storage along with integrated white goods and fantastic fireplace feature.

Bedroom
12'4" x 9'0" Max
Affords a private and pleasant outlook to the front garden area.

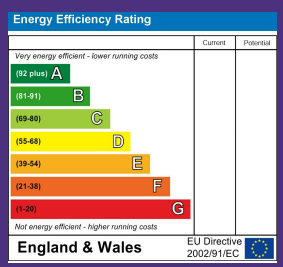
Bathroom
7'6" x 4'11"
A lovely white bathroom suite, featuring W/C, wash basin, over head shower and a 3/4 bath.

Sun Room
19'0" x 6'1"
The sun room holds a variety of different uses from home office to craft room enjoying the benefits of the peaceful outside space. There is also built in open storage options!

Externally
This lovely home features a small lawned garden to the front with mature plant life and a pebbled driveway to the side of the property. Enclosed to the rear is an easy to maintain patio garden space ideal for entertaining.

Additional Information
Council tax band A. Awaiting EPC Rating. We understand this property is freehold. Mobile phone coverage and broadband availability: https://checker.ofcom.org.uk/ Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

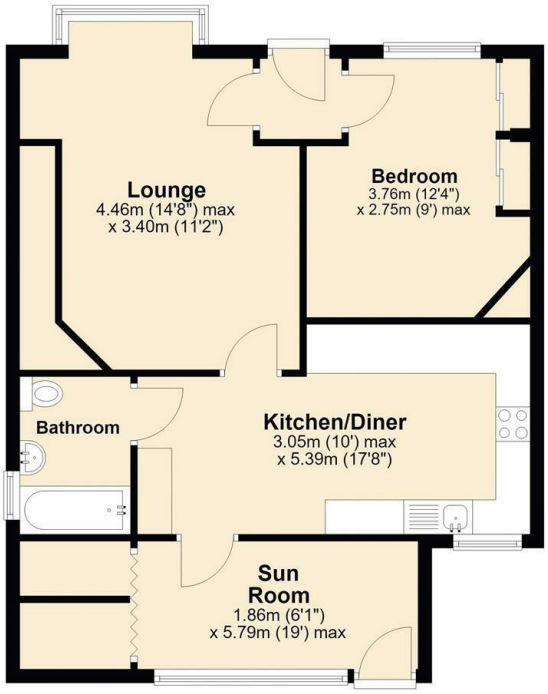
Important Note To Purchasers
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



Offers Over £150,000

Ground Floor

Approx. 63.1 sq. metres (679.3 sq. feet)



Total area: approx. 63.1 sq. metres (679.3 sq. feet)

Disclaimer

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



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