





- Popular Location
- Three Storey Building
- En Suite
- Gas Central Heating
- Council Tax Band *A*
- End Terrace Home
- Three Bedrooms
- Off Street Parking
- Double Glazing
- Viewing Recommended





**** Video Tour on our YouTube Channel |**
<https://youtu.be/JNf3bfEg1ss> ******

This three storey, three bedroom end terrace home is positioned in a sought after area in Rowlands Gill, close to Chopwell Woods and Gibside. The spacious, bright and airy property provides a unique combination of a semi rural location with ease of access to town and city centre locations.

Internally the property briefly comprises to the ground floor:- bright and airy lounge with double doors to the dining room and a modern kitchen with fitted wall and floor units, integrated oven and hob and access to a utility area/WC. To the first floor there are two double bedrooms; the main with an en suite and there is a modern bathroom WC with three piece suite. To the second floor there is a generous bright and airy bedroom with a dormer window. Externally there is a block paved driveway to the front for off road parking. The property further benefits from gas central heating and double glazing.

We anticipate an extremely high level of viewings on this fantastic family home. To arrange yours please call our sales team on 0191 487 0800.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

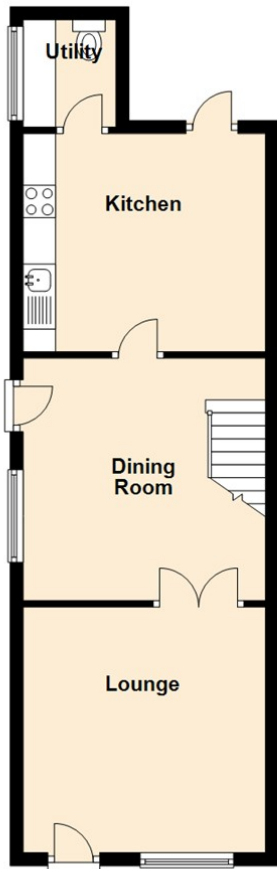
COVID-19 Guidelines

Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

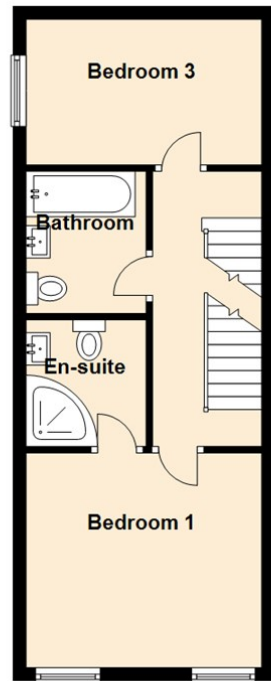
Council Tax Band ***A***.



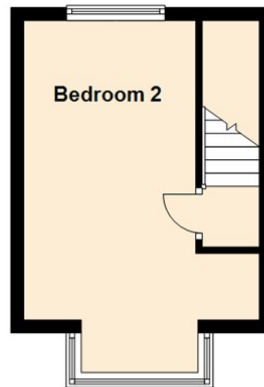
Ground Floor



First Floor



Second Floor



Lounge 12'5" x 12'2" (3.80 x 3.73)

Dining Room 12'2" x 11'11" (3.73 x 3.64)

Kitchen 10'11" x 12'2" (3.35 x 3.72)

Bedroom One 10'10" x 12'3" (3.31 x 3.75)

Bedroom Two 8'11" x 15'3" (2.74 x 4.65)

Bedroom Three 7'3" x 12'4" (2.22 x 3.78)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	86
England & Wales		
EU Directive 2002/91/EC		

The difference between house and home

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