





3 2 2

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





- 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)

### The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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

<b>Gosforth</b>	<b>0191 236 2070</b>
<b>Newcastle</b>	<b>0191 284 4050</b>
<b>High Heaton</b>	<b>0191 270 1122</b>
<b>Tynemouth</b>	<b>0191 257 2000</b>
<b>Low Fell</b>	<b>0191 487 0800</b>
<b>Property Management Centre</b>	<b>0191 236 2680</b>



[www.janforsterestates.com](http://www.janforsterestates.com)

