







- Popular Location
- Ground Floor WC
- No Upper Chain
- Freehold
- Viewing Recommended
- Three Bedrooms
- Ideal First Time Buy
- Off Street Parking
- Council Tax Band \*A\*
- Call For More Information







**\*\* Video Tour on our YouTube Channel | <https://youtu.be/sN-wzVQWrQo> \*\***

Jan Forster Estates welcome to the market this well-presented three-bedroom mid terrace house. Offered for sale with the benefit of no onward chain, the property will make an ideal first time buy.

Located within a popular development in Rowlands Gill, the property is close to a wealth of local amenities and excellent transport links and is also close to Derwent Walk and Gibside Hall.

Internally the house briefly comprises to the ground floor: - entrance porch, bright and airy lounge with a log burning stove, handy downstairs WC, and a modern kitchen dining room with floor and wall units, integrated oven and hob, fridge freezer, and access to the rear. To the first floor, there are three bedrooms and a modern, tiled family bathroom WC with shower over the bath. The property further benefits from gas central heating and double glazing.

Externally, there is a sizeable lawned garden to the front and there is a blocked paved garden to the rear with outhouse storage along with off-street parking.

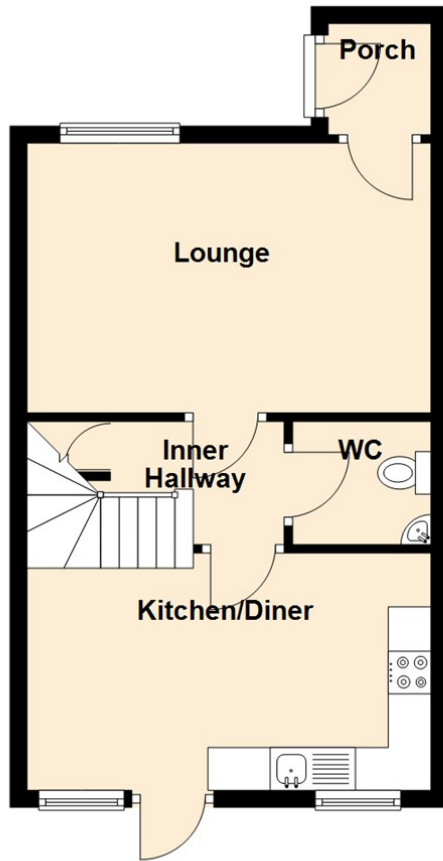
Early viewings come highly recommended. To book yours or for more information, please, call our team on 0191 236 2070.

#### Tenure

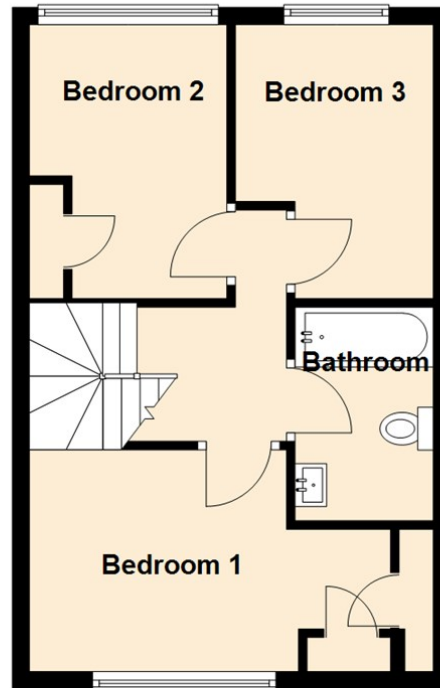
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*A\*.

## Ground Floor



## First Floor



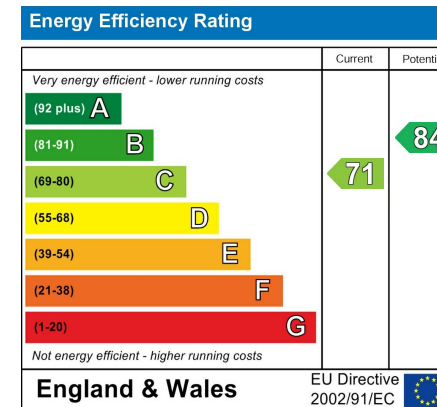
Lounge 10'4" x 15'6" (3.16 x 4.73)

Kitchen Dining Room 15'2" x 9'1" (4.64 x 2.79)

Bedroom One 9'5" x 15'5" (2.88 x 4.71)

Bedroom Two 10'6" x 7'10" (3.22 x 2.41)

Bedroom Three 10'6" x 7'4" (3.22 x 2.24)



## The difference between house and home

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