



## Barkwood Road, Rowlands Gill, Tyne and Wear, NE39 2LD

This lovely three bed semi-detached property on Barkwood Road would be ideal for a wide range of buyers looking for a home with potential to make their own. The property comprises of a hallway, lounge and open plan kitchen/dining area to the ground floor. To the first floor there are three bedrooms and bathroom. Externally there is generous enclosed lawn garden to the rear and additional storage from the outbuildings to the side of the property. To the front there is a paved driveway and smaller garden area for a pleasant lounge outlook. Early viewing essential to appreciate the space on offer! Awaiting EPC.



\*\*\*Chain Free\*\*\*

Driveway

Semi Detached Home

Gardens

Three Bedrooms

Awaiting EPC

**£95,000**

**Lounge** 12' 8" x 12' 7" (3.87m x 3.83m)

Features a pleasant outlook over the front garden.

**Kitchen/Diner** 19' 1" x 10' 8" (5.82m x 3.24m)

An open plan kitchen/diner fitted with a range of wall and base units for storage, offering space for white goods with a pleasant outlook to the enclosed garden space.

**Bedroom 1** 11' 6" x 10' 0" (3.50m x 3.06m) Max

**Bedroom 2** 13' 0" x 9' 0" (3.95m x 2.74m) Max

**Bedroom 3** 8' 9" x 7' 5" (2.66m x 2.25m) Max

Features open over stairs storage cupboard.

**Bathroom** 7' 5" x 6' 0" (2.26m x 1.83m)

Features a white suite bath with overhead electric shower, W/C and wash basin.

**Externally**

The property benefits from a driveway and small lawned area to the front and spacious enclosed garden to the rear ideal for entertaining. Additional on street parking is also available.

**Additional Information**

Awaiting EPC Rating. Council tax band A. 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.



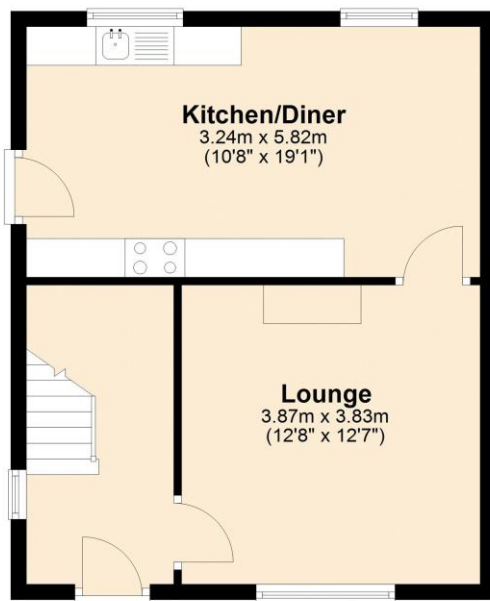




# Floorplan

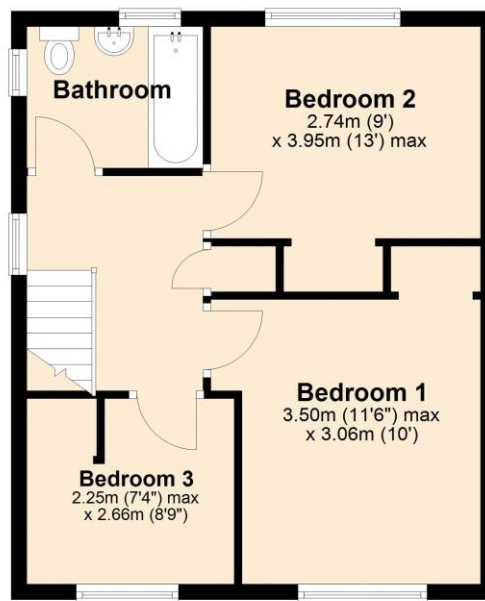
## Ground Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



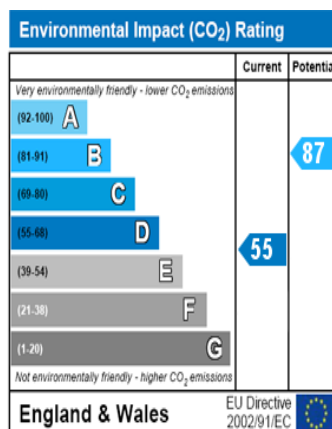
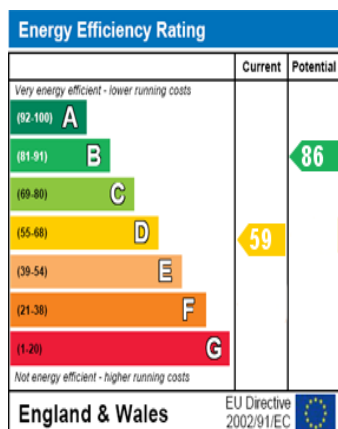
## First Floor

Approx. 42.7 sq. metres (459.4 sq. feet)



Total area: approx. 84.6 sq. metres (911.1 sq. feet)

## EPC Graph (full EPC available on request)



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