



## 3 bed semi-detached house to buy in NE39

Sherburn Park Drive, Rowlands Gill,  
Rowlands Gill, Tyne and Wear, NE39 1QU

# £230,000

 x3
  x1
  x2

Tenure

**Freehold**

## Property features

- ✓ Three Bedrooms
- ✓ Semi Detached House
- ✓ Close To Amenities
- ✓ Well Presented
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Sherburn Park Drive, Rowlands Gill.

Situated in the highly desirable and picturesque area of Rowlands Gill, this well-presented three-bedroom semi-detached home offers spacious and versatile living, ideal for families and professionals alike.

The property welcomes you through an entrance hall which leads into a bright open-plan lounge and dining area, perfect for both everyday living and entertaining. To the rear of the home is an additional reception room, providing flexible space for a snug, home office, or playroom.

The kitchen leads through to a separate utility room and a spacious garage (with electric car charging point), offering excellent storage and practicality.

Upstairs, the property boasts three well-proportioned bedrooms and a family bathroom, all presented to a good standard. An additional key feature is the balcony from the second bedroom displaying a beautiful view over the rear garden.

The exterior features a convenient large double driveway and a well established generously sized rear garden with a high degree of privacy. The garden backs onto a pedestrian path which leads to the local junior school. A key highlight is the garden summerhouse, which currently serves as a work-from-home sanctuary throughout the summer and autumn, while also providing additional storage in winter.

Beautifully presented throughout and located close to local amenities, schools, and transport links, this home is in a great location and must be viewed to be fully appreciated.

Early viewing is highly recommended.

Council Tax Band: C

Tenure: Freehold

Price: £230,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Front External



## Lounge

3.75m x 3.47m (12'3" x 11'4")



## Dining area

3.24m x 2.64m (10'7" x 8'7")



## Family room

2.64m x 3.34m (8'7" x 10'11")



## Kitchen

2.71m x 3.27m (8'10" x 10'8")



## Bedroom One

3.76m x 2.92m (12'4" x 9'6")



## Bedroom Two

3.29m x 3.48m (10'9" x 11'5")



## Balcony

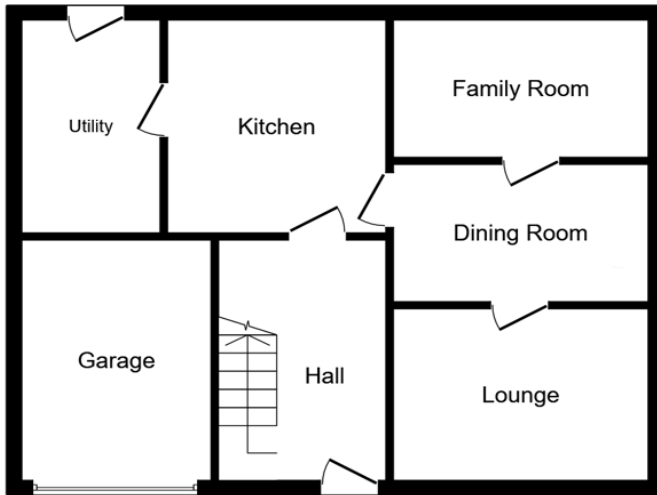
## Bedroom Three

2.79m x 2.46m (9'1" x 8'0")

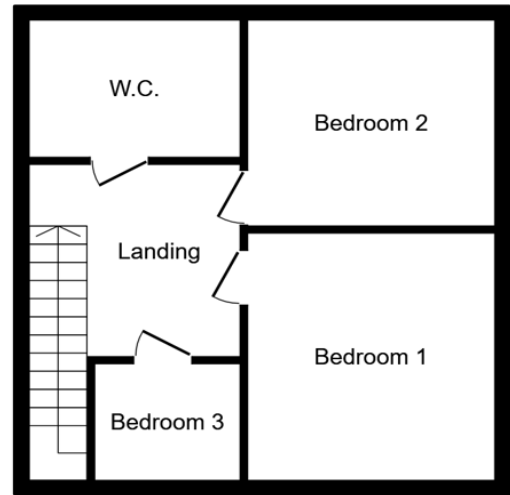


## Bathroom





Ground Floor



First Floor

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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