

## Thornley Lane Rowlands Gill

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Front & Rear Gardens
- Driveway & Garage

# £ 260,000

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ROOK MATTHEWS SAYER

### 13 Thornley Lane Rowlands Gill, NE30 1AU

THIS DELIGHTFUL SEMI-DETACHED PROPERTY IS IN GOOD CONDITION AND BOASTS TWO RECEPTION ROOMS, IDEAL FOR FAMILIES AND COUPLES ALIKE. THE HOUSE FEATURES THREE BEDROOMS, EACH OFFENING ITS OWN UNIQUE CHARM. BEDROOM ONE IS A BRIGHT DOUBLE ROOM, WHILE BEDROOM TWO INCLUDES BUILT-IN WARDROBES FOR AMPLE STORAGE. THE THIRD BEDROOM IS A SPACIOUS SINGLE, PERFECT FOR A CHILD OR HOME OFFICE.

THE PROPERTY INCLUDES A STYLISH BATHROOM WITH A FREE-STANDING BATH, ADDING A TOUCH OF LUXURY. THE KITCHEN IS EQUIPPED WITH SOME INTEGRATED APPLIANCES, A SEPARATE UTILITY ROOM AND BENEFITS FROM PLENTY OF NATURAL LIGHT, CREATING A WARM AND INVITING SPACE FOR COOKING.

ONE OF THE PROPERTY'S FEATURES IS A GARAGE, PROVIDING CONVENIENT STORAGE SPACE, AND A LARGE WEST-FACING GARDEN, PERFECT FOR ENJOYING THE AFTERNOON SUN. ADDITIONALLY, THE TWO RECEPTION ROOMS OFFER THEIR OWN DISTINCT ADVANTAGES; THE FIRST BOASTS LARGE WINDOWS AND A FIREPLACE, WHILE THE SECOND PROVIDES EASY ACCESS TO THE GARDEN.

LOCATED IN AN AREA WITH A STRONG LOCAL COMMUNITY, THIS PROPERTY IS SURROUNDED BY WALKING AND CYCLING ROUTES, IDEAL FOR OUTDOOR ENTHUSIASTS. DON'T MISS THE OPPORTUNITY TO MAKE THIS CHARMING HOUSE YOUR NEW HOME.

Entrance:

Composite door to the front, UPVC windows, radiator and UPVC door to;

Hall: Under stairs storage and radiator.

Lounge: 15'11" 4.75m into bay x 13'4" 4.06m into alcove UPVC window to the front, gas fire with surround and radiator

Dining Room: 11'8'' 3.56m x 11'5'' 3.48m UPVC door to the garden and radiator.

Kitchen: 13'9" 4.19m max x 11'8" 3.56m max

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, tiled splash backs, integrated gas hob, oven and grill, plumbed for dishwasher, tiled floor, radiator and access to attached garage.

Breakfast/Utility Room:

UPVC windows, UPVC door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, plumbed for washing machine and vent for tumble dryer.

WC

Low level wc, wash hand basin and radiator.

First Floor Landing: Spacious landing with UPVC window, storage, ladder access to loft space and radiator.

Bedroom One: 12'10" 3.91m x 11'4" 3.45m UPVC window, comprehensive range of fwardrobes and radiator.

Bedroom Two: 12'10'' 3.91m x 11'4'' 3.45m UPVC window, fitted wardrobes and radiator.

Bedroom Three: 8'8'' 2.64m x 8'6'' 2.59m UPVC window and radiator.

#### Bathroom wc

Refitted. UPVC window, free standing bath, shower cubicle, low level wc, wash hand basin, fully tiled and heated towel rail.

#### Externally:

To the rear of the property there is a large West facing garden laid to lawn with patio area, summer house and greenhouse. To the front there is a lawned garden with planted borders. There is a driveway providing off street parking leading to a garage.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: WAINS Heating: MAINS Broadband: ADSL MODEM Mobile Signal Coverage Blackspot: NO Parking: DRIVEWAY

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C EPC RATING: D

Agents Note:

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of Rook Matthews Sayer.

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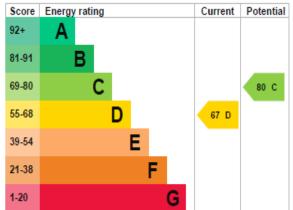
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.









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