



## Thornley Lane Rowlands Gill

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

**£ 260,000**



0191 413 1313  
2 Grange Road, Ryton, NE40 3LT

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ryton@rmsestateagents.co.uk](mailto:ryton@rmsestateagents.co.uk)

# 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 OFFERING 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 wardrobes 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: MAINS  
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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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.

16 Branches across the North-East

