



Orchard Road

Rowlands Gill

- Semi Detached Home
- Sought After Location
- Garage & Gardens
- Three Double Bedrooms
- EPC D

OIEO £ 280,000



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

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

Orchard Road

Rowlands Gill

PROPERTY DESCRIPTION

This charming semi-detached cottage in a sought-after location is ideal for first time buyers and families alike. Presenting in good condition, the property benefits from a quiet setting with ready access to local amenities and green spaces.

The house features two well-proportioned reception rooms, providing versatile living options. The first reception room is enhanced by a fireplace, a bay window that brings in natural light, and a solid wood floor, creating a warm and welcoming atmosphere. The second reception room also has wood floors and offers direct access to the garden, making it a great space for relaxing or entertaining guests.

The kitchen is filled with natural light and includes a designated breakfast area, ideal for casual dining or catching up with friends. There are three double bedrooms, with the first and second bedrooms benefiting from built-in wardrobes, offering ample storage solutions.

The bathroom is fitted with a separate shower and bath, catering to various preferences and adding to the practicality of the home.

Outside, the property boasts a garage and delightful gardens with lovely views. The gardens include patio spaces and lawn areas, providing peaceful spots for outdoor enjoyment.

Available with no onward chain, this home offers a blend of charming character and practical features. Its appealing location close to shops, schools, and open areas makes it a convenient and attractive prospect for those seeking a move-in ready property.

Porch

Composite door to front, UPVC window and Radiator

Kitchen 19'6" x 7'8" (5.94m x 2.33m)

Wall and base units and breakfast bar, Porcelain sink and drainer, Integrated fridge freezer and Dishwasher, NEFF Integral Oven and Induction hob. Plumbing for washing machine, radiator and three UPVC Windows

Living Room 15'2" x 12'11" (4.61m x 3.94m) Into Alcove and Bay

UPVC Bay window to front, Fireplace and hearth, storage in alcoves and two radiators

Dining Room 14'9" x 14'9" (4.51m x 4.49m)

UPVC French Doors to rear and radiator

Stairs to Landing

Large storage cupboard on landing

Bedroom One 11'9" x 15'4" (3.58 x 4.68) Into Alcove

UPVC window, radiator and built in storage

Bedroom Two 13'11" x 10'11" (4.24m x 3.34m)

UPVC window, radiator and built in storage

Bedroom Three 11'0" x 7'11" (3.36 x 2.40)

UPVC Window and radiator

Bathroom

Bath, large walk in shower, low level WC, wash basin, radiator and UPVC Window

External

Garden to the front with mature plants and shrubs.

Large garden to the rear which is landscaped across different levels, with patio areas, lawn areas, outhouse and a shed.

Garage to the rear of the garden

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage

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



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

