



Dene Avenue

Rowlands Gill

- Semi Detached House
- Three Bedrooms
- Kitchen Diner
- Front & Rear Gardens
- Off Street Parking

OIEO £ 230,000



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12 Dene Avenue

Rowlands Gill, NE39 1DZ

AVAILABLE FOR SALE IS THIS SEMI-DETACHED CHARACTER COTTAGE NESTED ON THE POPULAR DENE AVENUE, ROWLANDS GILL, WITHIN A SOUGHT-AFTER LOCATION CLOSE TO LOCAL AMENITIES AND WALKING ROUTES. PRESENTED IN GOOD CONDITION, THIS PROPERTY OFFERS A PRACTICAL AND APPEALING LAYOUT SUITABLE FOR FIRST TIME BUYERS OR FAMILIES.

UPON ENTERING, THE SPACIOUS RECEPTION ROOM FEATURES WOOD FLOORS, A MULTI-FUEL BURNER, AND AN ATTRACTIVE INGENLOOK FIREPLACE, CREATING A WARM AND COMFORTABLE SETTING FOR RELAXATION OR ENTERTAINING GUESTS. THE ADJOINING KITCHEN IS WELL-EQUIPPED WITH WOOD COUNTERTOPS, DINING SPACE, AND SOME INTEGRATED APPLIANCES, MAKING IT AN IDEAL SPACE FOR MEAL PREPARATION AND FAMILY DINING.

THE PROPERTY COMPRISES THREE BEDROOMS, OFFERING FLEXIBLE ACCOMMODATION. THE PRINCIPAL DOUBLE BEDROOM BENEFITS FROM BUILT-IN WARDROBES, WHILE A FURTHER DOUBLE BEDROOM AND A SINGLE BEDROOM PROVIDE AMPLE SPACE FOR FAMILY LIVING OR A HOME OFFICE. A CONVENIENTLY LOCATED DOWNSTAIRS BATHROOM ADDS TO THE PRACTICALITY OF THE LAYOUT.

EXTERNALLY, THE HOUSE BENEFITS FROM OFF STREET PARKING AND A LOW MAINTENANCE GARDEN, MAKING UPKEEP STRAIGHTFORWARD. AN ADDITIONAL FEATURE IS THE SUMMER HOUSE, COMPLETE WITH POWER AND LIGHTING, WHICH OFFERS POTENTIAL FOR A HOME OFFICE, HOBBY ROOM, OR FURTHER ENTERTAINING SPACE THROUGHOUT THE YEAR.

THIS COTTAGE BLENDS THE CHARM OF TRADITIONAL FEATURES WITH CONTEMPORARY COMFORTS, ALL WITHIN EASY REACH OF THE LOCAL AREA'S AMENITIES AND SCENIC WALKING ROUTES. THE COMBINATION OF LOCATION, CHARACTER, AND FUNCTIONAL LIVING SPACES MAKES THIS PROPERTY A NOTEWORTHY OPPORTUNITY IN ROWLANDS GILL.

The accommodation:

Entrance:

Composite door to the front, solid wood flooring and radiator.

Lounge: 16'1" 4.90m into bay x 15'4" 4.67m into alcoves

UPVC bay window to the front, Inglenook with multi fuel burner, solid wood flooring and radiator.

Kitchen Diner: 15'5" 4.70m max x 13'11" 4.24m max

Two UPVC windows, UPVC door, fitted with a range of matching wall and base units with solid wood work surfaces above incorporating double Belfast sink unit, tiled splash backs, electric free-standing cooker, integrated washing machine and tumble dryer, tiled floor, under floor heating, dining space and radiator.

Bathroom:

Two UPVC windows, bath with shower over, vanity was hand basin, low level wc, part tiled and heated towel rail.

First Floor Landing:

UPVC window.

Bedroom One: 12'3" 3.73m into alcove x 10'1" 3.07m

UPVC window, built in storage and radiator.

Bedroom Two: 9'2" 2.79m x 7'8" 2.33m

UPVC window and radiator.

Bedroom Three: 7'5" 2.26m x 6'8" 2.03m

Skylight and radiator.

Externally:

There are gardens to both the front and the rear of the property. There is a summer house with power and lighting and also a driveway providing off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

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.

COUNCIL TAX BAND: B

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	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.

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