



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

Hookergate Lane, Rowlands Gill, Tyne and Wear, NE39 2AD

# £200,000

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Driveway for Multiple Vehicles
- ✓ Two Bedroom Semi-Detached
- ✓ Downstairs W/C
- ✓ Well finished throughout
- ✓ EPC Rating C

Driveway parking

Garden

## Key Information

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

## Description

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Pattinson Estate Agents are delighted to offer to the market this well presented two bedroom semi-detached property situated on the popular Hoorgate Lane in Rowlands Gill. The property offers spacious accommodation throughout along with driveway parking for multiple vehicles and a private rear garden.

The property is entered via a welcoming hallway which provides access to the main ground floor accommodation and staircase leading to the first floor.

To the front of the property is a bright and characterful living room featuring a large bay window which allows plenty of natural light to fill the space. The room benefits from attractive wooden flooring and is centred around a striking exposed brick feature fireplace with inset log burning stove, creating a cosy focal point and a warm and inviting atmosphere ideal for relaxing or entertaining.

To the rear is a spacious kitchen and dining area fitted with a range of wall and base units providing ample storage and worktop space. A large window overlooking the rear garden allows for plenty of natural light while the generous layout comfortably accommodates a dining table, making it a perfect space for family meals and social gatherings. The kitchen also features tiled flooring and a charming recessed alcove housing a range-style cooker which adds further character to the room.

Leading from the kitchen is a stylish and practical utility room which provides additional storage and space. The room benefits from attractive patterned tiled flooring and a skylight above which fills the space with natural light, creating a bright and airy feel. This area also provides access to the rear garden along with a convenient ground floor W/C.

The ground floor further benefits from a versatile additional room currently utilised as a home office. This well proportioned space features fitted desk areas and shelving, making it ideal for those working from home, studying or requiring additional workspace. The room also benefits from its own external door providing direct access to the front of the property, adding further practicality and flexibility of use.

To the first floor, the landing provides access to two well proportioned bedrooms and the family bathroom. The main bedroom is a spacious double room positioned to the front of the property, while the second bedroom overlooks the rear garden and would make an ideal guest room, nursery or additional workspace. The bathroom is stylishly presented and fitted with a modern three piece suite comprising a panelled bath with shower and glass screen, wash hand basin with built-in vanity storage and low level W/C. The room also features attractive tiled walls around the bath area and a frosted window allowing natural light and ventilation.

Externally, the property benefits from a large driveway to the front providing off street parking for multiple vehicles. To the rear there is a beautifully designed and well maintained enclosed garden arranged over different levels, creating a unique and attractive outdoor space. A decorative paved patio with a striking circular pattern provides the perfect area for outdoor seating and entertaining, while raised beds and gravelled borders add character and structure to the garden. Steps lead up to an artificial lawn area alongside a feature pond and established planting which help create a peaceful setting. The garden also benefits from a useful summerhouse providing additional storage.

Early viewing is highly recommended to fully appreciate the accommodation on offer

Council Tax Band: B

Tenure: Freehold

Price: £200,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Heating: Gas

## External



## Living Room

3.65m x 4.16m (11'11" x 13'7")



## Kitchen

4.73m x 3.43m (15'6" x 11'3")



## Utility room

2.04m x 2.05m (6'8" x 6'8")



## Office

2.11m x 4.11m (6'11" x 13'5")



## W/C



## Bedroom one

4.60m x 3.53m (15'1" x 11'6")



## Bedroom two

2.55m x 3.51m (8'4" x 11'6")



## Bathroom

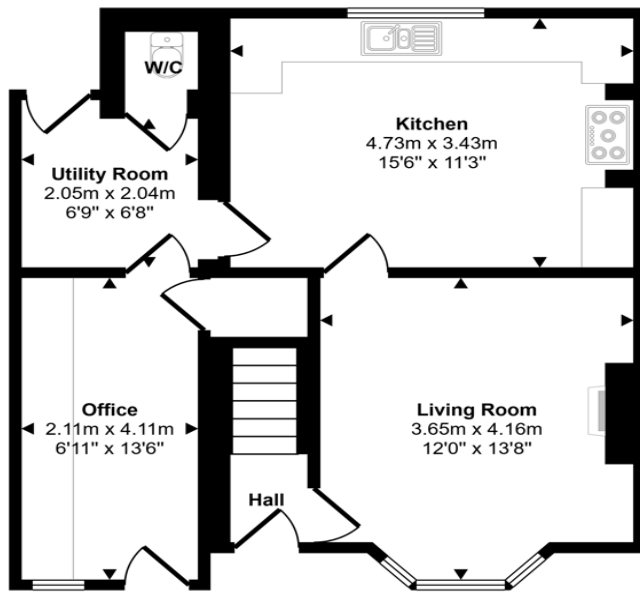
1.94m x 1.99m (6'4" x 6'6")



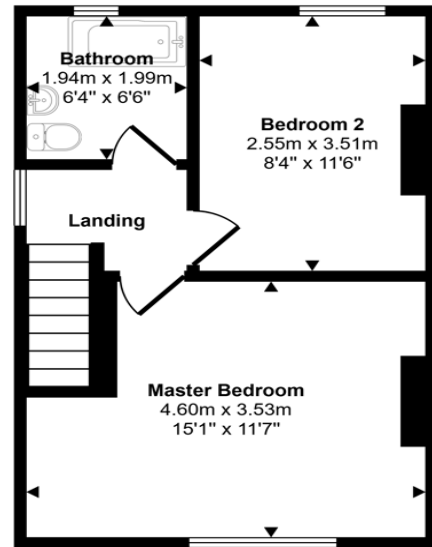
## Garden



Approx Gross Internal Area  
86 sq m / 921 sq ft



Ground Floor  
Approx 52 sq m / 564 sq ft



First Floor  
Approx 33 sq m / 357 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	69	
(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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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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