



Thornley Lane Rowlands Gill

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Garden, Driveway & Garage
- No Onward Chain

£ 260,000



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Thornley Lane

Rowlands Gill, NE39

PROPERTY DESCRIPTION

The accommodation:

This semi-detached house for sale is in good condition and is ideally suited for families. Nestled amidst an array of public transport links and walking routes, the location offers a perfect blend of convenience and tranquillity.

Inside, the property boasts two spacious reception rooms. Reception room one is enhanced by large windows allowing abundant natural light to flood the room, coupled with a cosy fireplace, adding an air of warmth and homeliness. The second reception room is open-plan with a charming view of the garden, creating a serene space for relaxation or entertaining guests.

The house comprises three bedrooms, two of which are double-sized and come with built-in wardrobes, offering ample storage space. The third bedroom is a single room, also featuring built-in wardrobes, perfect for a child's room or a home office.

The property's kitchen is equipped with a separate utility room, providing additional storage or workspace. There is also a single bathroom within the house, fitted with a heated towel rail for your comfort.

On the outside, the property includes a garage and driveway for secure off-street parking. A downstairs WC adds to the convenience of the layout. Both front and rear gardens provide generous outdoor space for family activities or al fresco dining. Plus, with no onward chain, the transition into your new home could be smoother and faster.

This property combines comfort, convenience, and practical living in a sought-after location. It awaits a family to fill it with laughter, love, and happy memories.

Entrance:

Door to front, radiator, and cloak cupboard.

Livingroom: 14'6 4.42m (+ Bay) x 12'1 3.68m (into alcove)

Upvc bay window to front, radiator, storage in alcove, fire and surround, open plan to dining room.

Dining Room: 8'2 2.48m x 11'8 3.56m

UPVC window and radiator.

Kitchen: 7'5 2.26m x 11'2 3.40m

Wall and base units, integrated electric hob and oven, 1 ½ stainless steel sink and drainer, radiator and UPVC window.

Utility:

Plumbing for washing machine and UPVC door to garden.

WC:

Low level WC, UPVC window, fully tiled.

Stairs to landing:

UPVC window.

Bedroom one: 13'0 3.96m (+ Bay) x 10'4 3.15m (Max)

Built in storage, UPVC bay window and radiator.

Bedroom two: 10'10 3.30m x 9'7 2.92m

Built in storage, UPVC window and radiator.

Bedroom three: 8'5 2.57m x 8'6 2.59m

UPVC window, radiator and built in storage.

Bathroom:

Partly clad, bath and shower, basin, low level WC, heated towel rail and UPVC window.

External:

Front and rear garden.

Drive and garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: UNKNOWN

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: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	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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