



Hillcroft

Rowlands Gill

- End Terrace House
- Three Bedrooms
- Two Reception Rooms
- Gardens
- Ideal First Time Buy

£ 109,995



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

ROOK
MATTHEWS
SAYER

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

1 Hillcroft

Rowlands Gill, NE39 2DL

THE PROPERTY BOASTS THREE WELL-APPOINTED BEDROOMS, TWO OF WHICH ARE GENEROUSLY SIZED DOUBLES, AND A THIRD IS A COMFORTABLE SINGLE ROOM. THE CONFIGURATION ENSURES AMPLE SPACE FOR FAMILIES, OR ALTERNATIVELY, IT COULD BE UTILISED FOR GUESTS OR AS A HOME OFFICE.

A KEY FEATURE OF THIS PROPERTY IS ITS SINGLE, YET SIZEABLE RECEPTION ROOM. BRIGHT AND INVITING, IT BENEFITS FROM LARGE WINDOWS THAT FLOOD THE AREA WITH LIGHT, CREATING AN AIRY AND SPACIOUS ATMOSPHERE THAT IS IDEAL FOR RELAXATION OR ENTERTAINING GUESTS.

THE HOUSE ALSO INCLUDES A PRACTICAL AND EFFICIENT KITCHEN, EQUIPPED TO CATER TO ALL YOUR CULINARY NEEDS. IT OFFERS THE PERFECT SPACE TO ENJOY HOME COOKING OR TO EXPERIMENT WITH NEW DISHES.

THE LOCATION OF THIS PROPERTY ADDS FURTHER TO ITS APPEAL. IT IS CONVENIENTLY SITUATED CLOSE TO LOCAL AMENITIES, MAKING DAY-TO-DAY LIVING EASIER AND MORE CONVENIENT. ADDITIONALLY, THE PROXIMITY TO WALKING ROUTES PROVIDES A GREAT OPPORTUNITY FOR OUTDOOR ENTHUSIASTS TO ENJOY LOCAL NATURAL BEAUTY.

THIS IS A FANTASTIC OPPORTUNITY TO ACQUIRE A PROPERTY THAT COMBINES A DESIRABLE LOCATION WITH A COMFORTABLE LIFESTYLE. CONTACT US TODAY TO ARRANGE A VIEWING AND WITNESS THE POTENTIAL THIS HOUSE HOLDS.

The accommodation:

Entrance:
UPVC door to the front.

Dining Room: 14'8" 4.47m x 14'2" 4.32m
Open plan. UPVC window and radiator.

Lounge: 9'10" 2.99m x 12'6" 3.81m
Open plan. UPVC window, fireplace and radiator.

Kitchen: 12'8" 3.86m x 7'6" 2.29m
UPVC window, UPVC door, fitted with a range of matching wall and base units with work surfaces above incorporating sink and drainer, plumbed for washing machine, plumbed for dishwasher and breakfast bar.

Rear Porch
UPVC door and window.

First Floor Landing:
Storage.

Bedroom One: 11'6" 3.51m x 7'6" 2.29m
UPVC window and radiator.

Bedroom Two: 11'11" 3.63m x 9'9" 2.97m
UPVC window and radiator.

Bedroom Three: 7'9" 2.36m x 7'2" 2.18m
UPVC window and radiator.

Bathroom:
UPVC window, bath with shower over, vanity wash hand basin, low level wc, fully clad and radiator.

Externally:
There are front and rear gardens

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: STREET PARKING

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: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 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

