

# BRUNTON

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## RESIDENTIAL



**ROWANTREE ROAD, WALKERVILLE, NE6**

**Offers Over £250,000**



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Great Semi-Detached Bungalow Boasting Almost 900 Sq ft of Internal Living Space Including Two Generous Reception Rooms, Conservatory/Garden Room, Kitchen/Breakfast Room, Two Bedrooms, Re-Fitted Bathroom, Private Lawned Rear Gardens, Off Street Parking for Multiple Vehicles, Detached Garage & No Onward Chain!

This excellent, semi-detached bungalow is ideally located on Rowantree Road, Walkerville. Rowantree Road, which is tucked just off from Shields Road and The Avenue, is perfectly placed to provide easy access to the shops and amenities of The Forum Shopping Centre as well as the road transport links of Shields Road with both Walkergate and Wallsend Metro Stations also positioned just a short walk away.

The property, which is offered with vacant possession, is ideally situated only 3 miles to the east of Newcastle City Centre and is just 6 miles to the west from the delightful beaches of Tynemouth. Excellent open green spaces are easily accessible with both East End Park and Walker Park nearby.



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The internal accommodation comprises: Entrance hall through to lounge with feature fireplace, walk-in bay window and double doors leading into the dining room. The dining room provides sliding doors that give access into the garden room/conservatory with a further door leading out to the garden and terrace.

The kitchen and breakfast room is also accessed from the dining room and offers a range of cabinetry units with tiled flooring and French doors leading out to the rear garden and rear driveway. A door from the rear of the kitchen leads into the bathroom which has been re-fitted with a four piece suite and is fully tiled with Travertine tiling.

The main hallway then gives access to two bedrooms, both with fitted storage. Bedroom one is positioned to the rear with a window overlooking the rear garden. Bedroom two is located to the front with a window overlooking the driveway.

Externally, the property enjoys a large, block paved driveway providing off street parking for multiple vehicles with wrought iron access gates, dwarf walled boundaries and a second set of gates leading to the side driveway and detached garage. The rear gardens are laid mostly to lawn with well stocked borders, fenced boundaries and paved seating areas.

Available with immediate possession, this great single storey home demands an early inspection and viewings are strongly advised.



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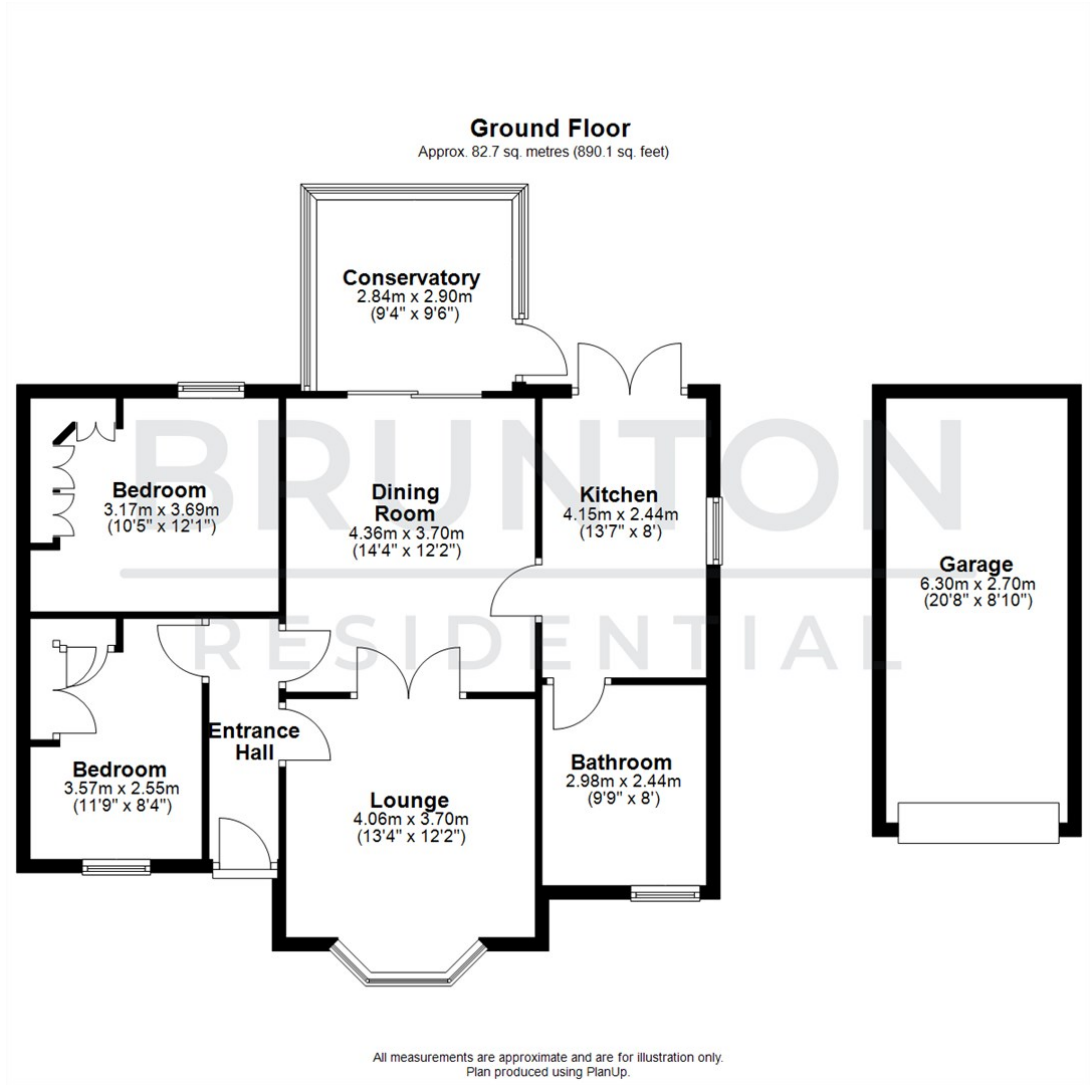
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND :

EPC RATING : D



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		85	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>	62		(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	