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SMAILES LANE, ROWLANDS GILL, NE39

Offers Over £125,000

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Wonderful three-bedroom semi-detached home, pleasantly situated on Smailes Lane in the highly regarded village of Rowlands Gill. The property offers a combination of characterful features and modern fittings, along with generous outdoor space, making it an ideal family home.

Internally, the accommodation is well balanced and thoughtfully arranged, briefly comprising an entrance porch and hallway, a spacious lounge/dining room with feature fireplace, a modern fitted kitchen, utility room, three well-proportioned bedrooms with built-in storage, and a family shower room. The property is further enhanced by front and rear gardens, both predominantly laid to lawn, with the rear garden benefitting from block-paved pathways and a seating area.

Rowlands Gill is a popular and picturesque village, well placed for access to local shops, amenities, and well-regarded schools, while also offering excellent transport links to Newcastle, Gateshead, and the surrounding areas. The nearby Derwent Valley provides beautiful countryside walks.

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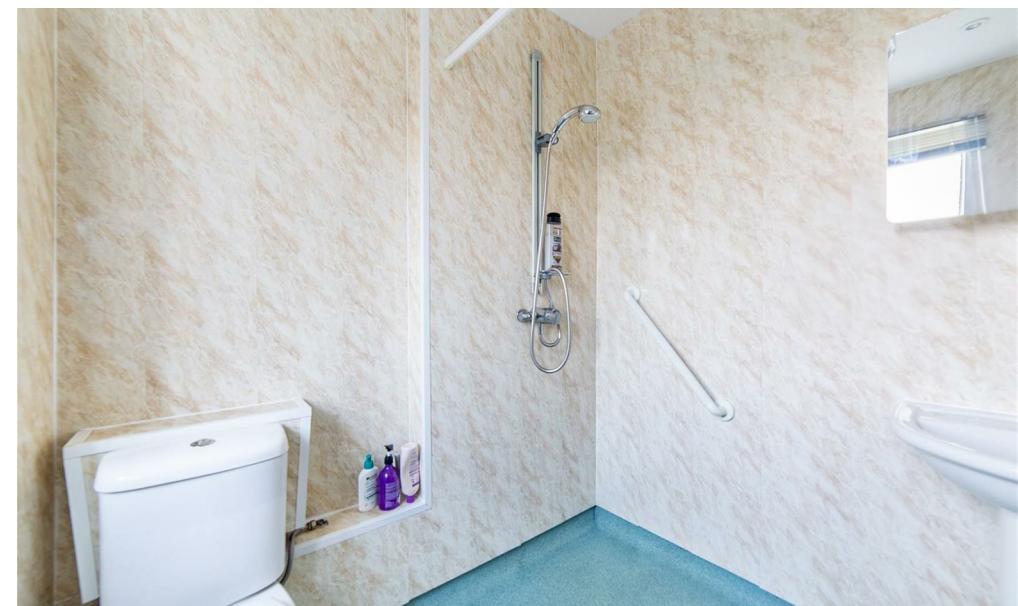
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The internal accommodation comprises; doors opening into an entrance porch with a side aspect window, which in turn leads into a welcoming inner entrance hall. The hallway provides access to the main living areas and features stairs rising to the first floor. From here, doors lead to both the lounge/dining room and the kitchen.

The lounge/dining room spans the depth of the property and is a spacious and characterful room, showcasing attractive decorative cornicing and arched detailing to one wall, with a feature fireplace forming a focal point to the other. The room is further enhanced by two large front aspect windows, allowing for an abundance of natural light. The kitchen has been recently installed, is modern and well equipped with integral appliances including an oven, hob, and extractor fan, along with ample cabinetry providing excellent storage and work surface space. The kitchen leads through to a useful utility room, which in turn provides access to a rear door and a separate store room which could be utilised as a ground floor WC.

To the first floor, the landing gives access to three well-proportioned bedrooms, all benefiting from built-in cupboards, together with a family shower room comprising a WC, wash basin, and shower enclosure. Externally, the property enjoys both front and rear gardens, predominantly laid to lawn and bordered with mature shrubs and trees. The rear garden additionally features block-paved pathways and a seating area. To the front, a driveway provides off-street parking for one vehicle alongside the garden.

The property is 'non - standard' best suited to cash buyers, a small number of lenders will provide mortgages against properties like Smailes Lane, please speak to a member of our team for more information.



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TENURE : Freehold

LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : A

EPC RATING :



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |