



**42 Rowantree Way**  
**, North Shields, NE29 6XX**

**\*\* This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. \*\***

**\*\* TWO BEDROOM SEMI DETACHED HOUSE \*\* DRIVEWAY PARKING \*\* POPULAR RESIDENTIAL AREA \*\***

**\*\* CLOSE TO LOCAL AMENITIES \*\* GREAT FOR FIRST TIME BUYER \*\* WELL PRESENTED THROUGHOUT \*\***

**\*\* COUNCIL TAX BAND B \*\* ENERGY RATING C \*\* FREEHOLD\*\***

**Offers Over £160,000**



- Two Bedroom Semi Detached House
- Popular Residential Estate
- Council Tax Band B
- Driveway Parking
- Close to Local Amenities and Transport Links
- Energy Rating C
- Great for First Time Buyers
- Freehold

#### Hall

6'2" x 2'7" (1.89 x 0.81)

Composite Door, leading to kitchen and lounge, laminate flooring

#### Lounge

18'11" x 13'6" (5.78 x 4.13)

Open plan lounge, laminate flooring, radiator, French Doors leading to back garden.

#### Kitchen

9'11" x 7'9" (3.04 x 2.37 )

Double glazed window, radiator, wall and floor units with counter tops, sink, oven and cooker with extractor hood.

#### Bathroom

6'8" x 5'4" (2.04 x 1.65 )

Double glazed window, ladder style radiator, part tiles walls, hand wash basin, bath with overhead shower and WC

#### Bedroom 1

11'2" x 9'0" (3.41 x 2.76 )

Double glazed window, radiator, fitted wardrobe and storage cupboard housing boiler.

#### Bedroom 2

11'1" x 7'0" (3.40 x 2.14 )

Double glazed window, radiator, fitted wardrobes and dressing table.

#### Further Images

#### External

Driveway parking to front, rear garden with decked area and artificial grass.

#### Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 1000 Mbps

Mobile: indoor EE>Likely Three>

Likely 02>Likely Vodafone>Likely

Mobile: EE>Limited Three> Limited

02>Limited Vodafone>Limited

#### Flood Risks

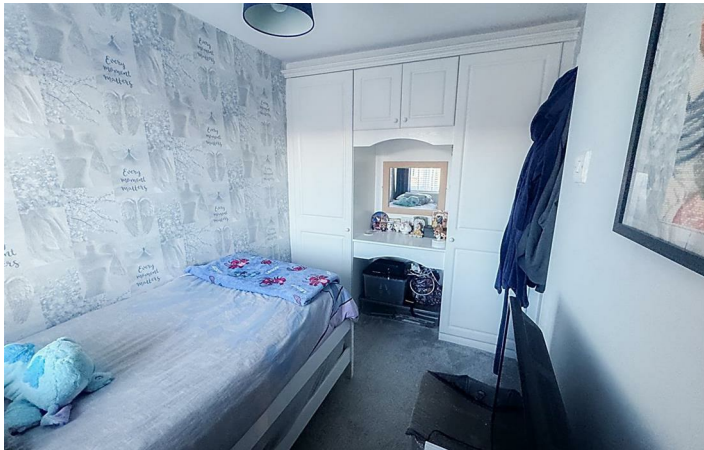
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Yearly chance of flooding:

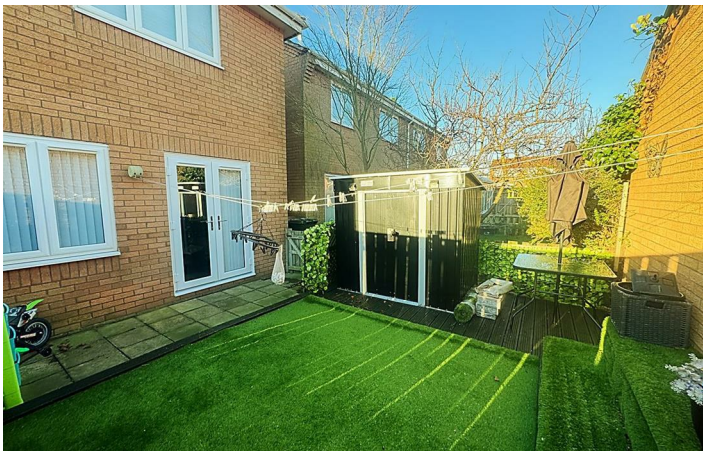
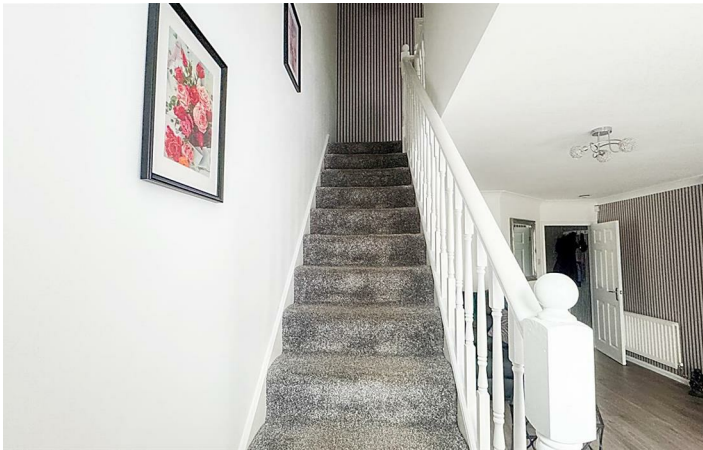
Rivers and the sea: Very Low

Surface water: Medium



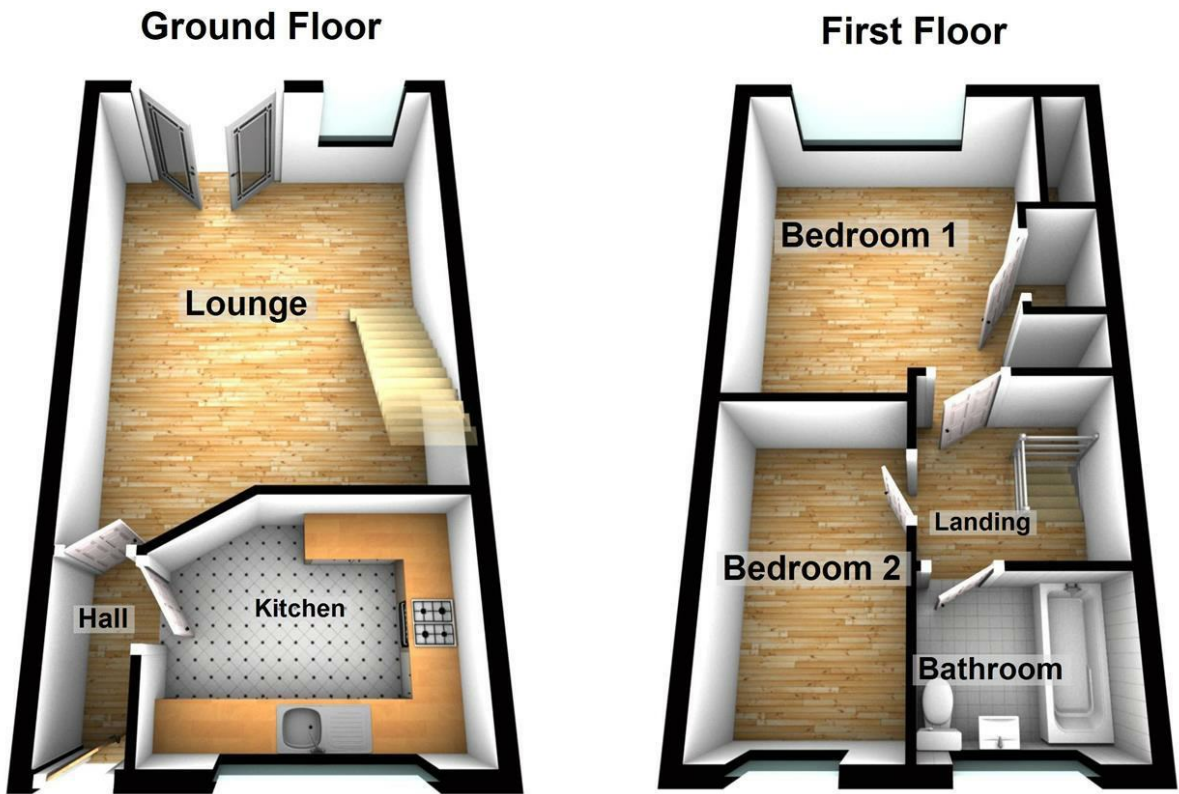








Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(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	