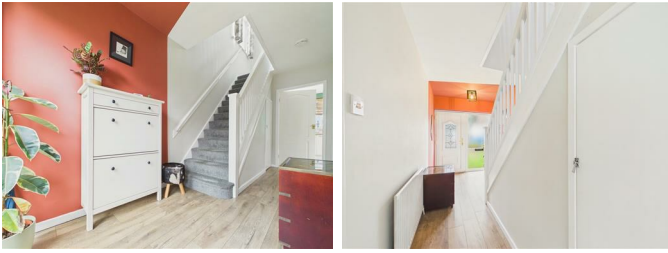


16, Rokeby View, Low Fell, NE9 7UD

Offers Over £210,000

Welcome to Rokeby View, where you'll find this immaculately presented semi-detached house nestled on an enviable corner plot. Situated in a highly sought-after location, this property offers a perfect blend of style and convenience. As you step inside, you are greeted by a spacious entrance hallway that sets a welcoming tone. The living room is a delightful space, featuring a charming feature fireplace that adds a touch of elegance and warmth. Continuing on, the dining kitchen awaits, boasting ample space for both cooking and entertaining. With its integrated eye-level oven, this kitchen is a chef's dream come true. Moving up to the first floor, you'll find a well-designed landing that leads to the master bedroom. This generous-sized bedroom offers the convenience of wardrobes along one wall, providing ample storage space. Two additional bedrooms offer versatility and can be utilized as guest rooms, children's rooms, or home offices. Completing the first floor is a family bathroom, designed for relaxation and convenience. The property features gardens at the front, side, and rear, allowing you to enjoy outdoor activities. The rear garden has been landscaped with Indian Sandstone and a raised decked sun terrace. With a driveway and garage, ample off-street parking is provided, ensuring convenience for you and your family. In summary, this property on Rokeby View is a great family home, meticulously presented and situated on an enviable corner plot. With its spacious accommodation, desirable features, and superb location, this home offers an exceptional opportunity for comfortable and convenient living.

ENTRANCE HALLWAY



LOUNGE

15'10" x 11'3" into alcove (4.83m x 3.44m into alcove)



DINING KITCHEN

18'0" x 9'11" (5.49m x 3.03m)



FIRST FLOOR LANDING



BEDROOM ONE

10'11" x 10'9" to robes (3.33m x 3.30m to robes)



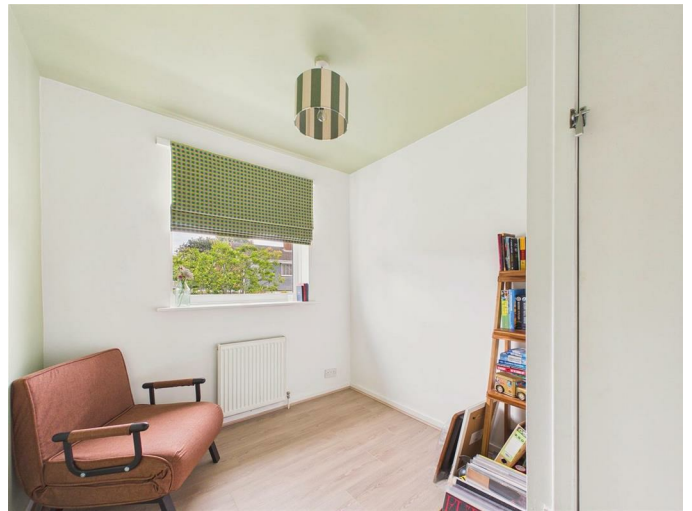
BEDROOM TWO

12'8" x 9'7" (3.88m x 2.94m)



BEDROOM THREE

9'6" x 7'11" (2.91m x 2.42m)



BATHROOM

7'3" x 5'5" (2.23m x 1.67m)



GARAGE

18'7" x 8'7" (5.68m x 2.63m)



DRIVEWAY

EXTERNAL



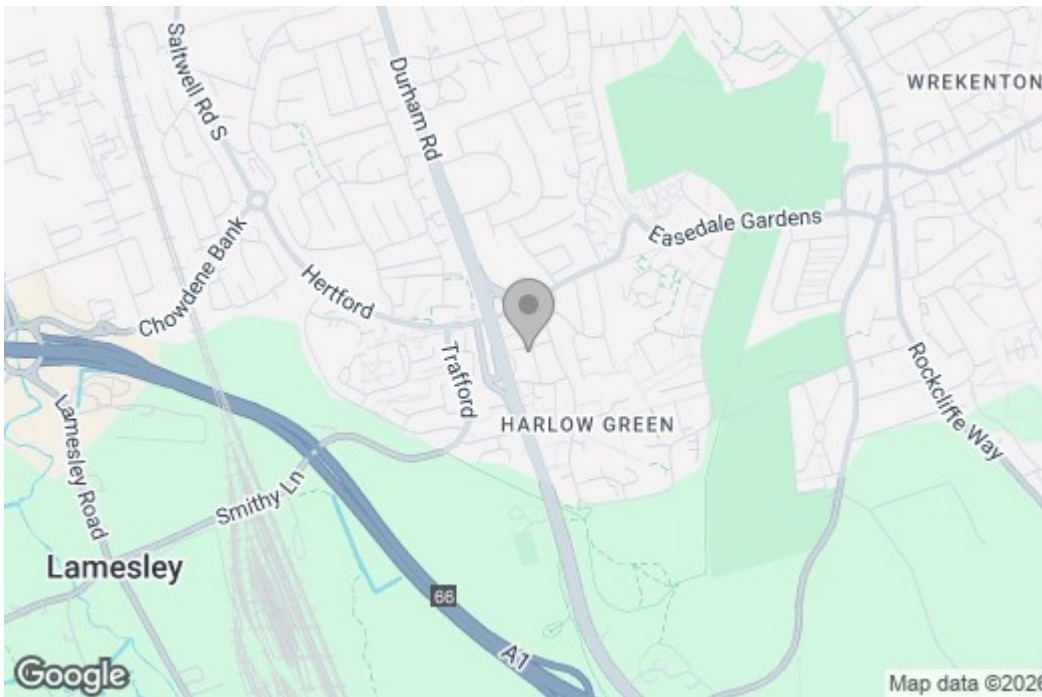
Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

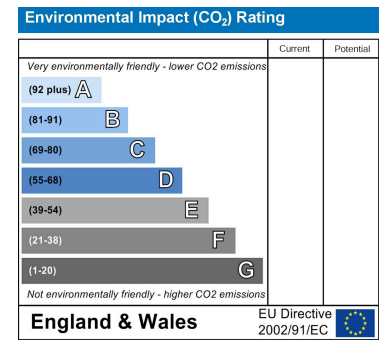
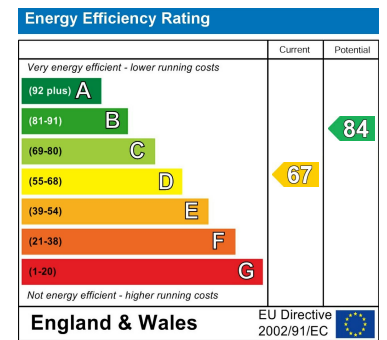
Floor Plan



Area Map



Energy Efficiency Graph



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, purchaser 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 firm's employment has the authority to make or give a representation or warranty in respect of the property.