



## 3 Margaret Terrace,, Rowlands Gill, NE39 2NG

Offers Over £90,000

Nestled in the charming area of Highfield, Rowlands Gill, this lovely terraced house on Margaret Terrace presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts spacious accommodation throughout, making it ideal for families or couples alike.

Upon entering, you are welcomed by an entrance hallway that leads to a delightful lounge, featuring a solid oak fireplace and a gas fire, perfect for cosy evenings. The internal hallway guides you to a well-appointed bathroom, complete with a four-piece suite, ensuring convenience and comfort. The heart of the home is undoubtedly the dining kitchen, which is equipped with an integrated double oven and solid wood work surfaces, providing a warm and functional space for culinary enthusiasts. The first floor landing offers access to the main bedroom, which benefits from fitted wardrobes, along with a further bedroom that includes built-in double robe storage, ensuring ample space for all your belongings. Outside, the rear garden is a true gem, featuring a sun deck, a charming pergola, and a garden shed, creating an ideal setting for outdoor relaxation and entertaining. The views from the front elevation add to the appeal of this delightful home. We highly recommend viewing this property to fully appreciate its charm and the lifestyle it offers. This terraced house is not just a place to live; it is a wonderful opportunity to create lasting memories in a welcoming community.

## ENTRANCE HALLWAY

## LOUNGE

15'11" x 15'8" (4.87m x 4.78m)



## BATHROOM

8'1" exx shower x 6'0" (2.48m exx shower x 1.84m)



## DINING KITCHEN

11'8" x 11'4" (3.58m x 3.46m)



## FIRST FLOOR LANDING



## BEDROOM ONE

15'11" x 9'9" (4.87m x 2.98m)



## BEDROOM TWO

8'9" x 6'6" (2.68m x 2.00m)



## 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.

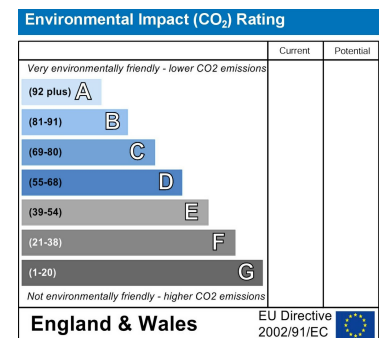
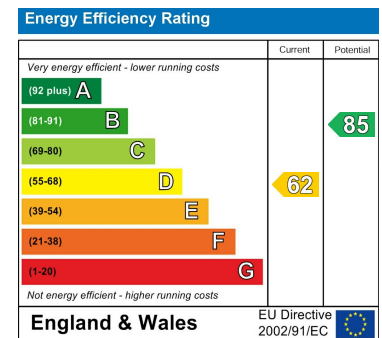
# Floor Plan



# 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 an representation or warranty in respect of the property.