SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Rowanberry Road

NEWCASTLE UPON TYNE, NE12 8JH

ASKING PRICE

£175,000

4 BEDROOMS · 1 BATHROOMS · 2 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Rowanberry Road

ASKING PRICE £175,000 · FREEHOLD

Signature North East are delighted to welcome this vacant 4-bedroom semi-detached house to the market on Rowanberry Road, Newcastle, NE12 8JH, with No Onward Chain.

Currently operating as a rental property, the home will be sold with vacant possession, making it an ideal opportunity for families and investors alike. Perfectly positioned close to the Freeman Hospital, the property also benefits from nearby green spaces including Benton Park View and Jesmond Dene. The location further benefits from superb connectivity links into Newcastle city centre, with a metro station within walking distance for convenient commuting.

Internally, the property offers spacious and versatile living accommodation throughout. The hall leads into a large living room, complete with patio doors overlooking and providing access to the rear garden. There is also a convenient downstairs WC. The open plan kitchen and dining area with base units and space for appliances is ideal for modern family living with an additional utility room providing extra space.

To the first floor, the property comprises three generously sized double bedrooms alongside a smaller double bedroom, offering flexible accommodation. The family bathroom benefits from natural light, creating a bright and comfortable space.

Externally, the property boasts a large rear garden with a patio area, perfect for outdoor dining and relaxation. A gate provides direct access into the rear parking area, adding further practicality and convenience to this attractive home.





KEY FEATURES

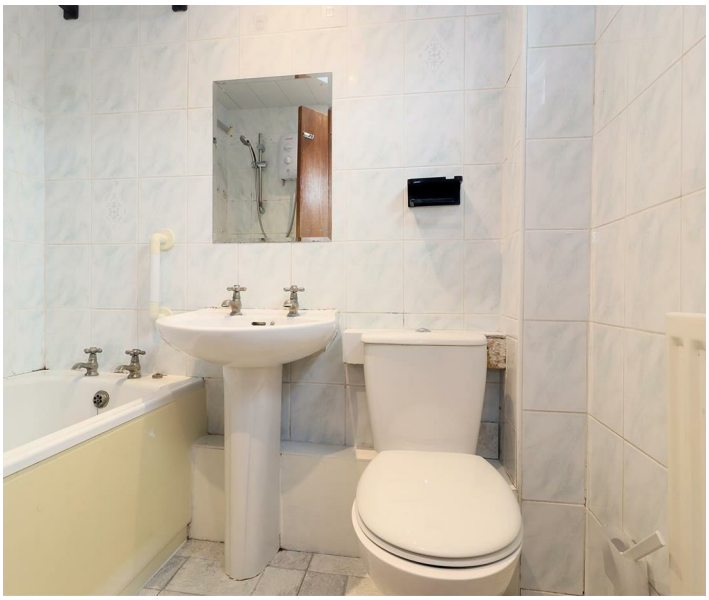
- This property benefits from no onward chain
- Previously operated as a rental property
- Great transport links to Newcastle city centre with metro station within walking distance
- Excellent location near Freeman Hospital, Benton Park View and Jesmond Dene
- Spacious living accommodation including large lounge, open plan kitchen/diner & utility room
- Large rear garden with patio area & gated access to rear parking area

- Council Tax Band A
- EPC Rating C











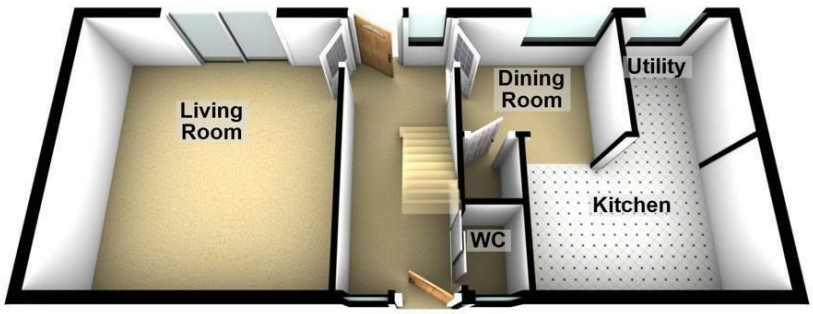
ACCOMMODATION

Room Dimensions

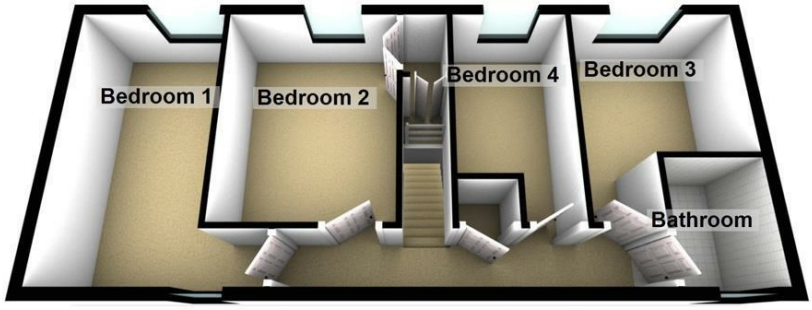
Living Room	4.56 x 4.43 (14'11" x 14'6")	Bedroom Two	3.71 x 2.87 (12'2" x 9'4")
Dining Room	2.12 x 2.7 (6'11" x 8'10")	Bedroom Three	3.64 x 2.74 (11'11" x 8'11")
Kitchen	2.35 x 3.7 (7'8" x 12'1")	Bedroom Four	3.64 x 1.94 (11'11" x 6'4")
Utility	2.2 x 1.88 (7'2" x 6'2")	Bathroom	1.98 x 1.71 (6'5" x 5'7")
Bedroom One	4.59 x 2.43 (15'0" x 7'11")		

FLOOR PLAN

Ground Floor



First Floor



Total area: approx. 120.2 sq. metres (1293.5 sq. feet)

CREATING MOVES, BUILDING RELATIONSHIPS,
Exceeding Expectations
WEARESIGNATURE.CO.UK · OPEN 24/7
SIGNATURE
NORTH EAST

These particulars are a guide only and do not form part of any offer or contract. Measurements are approximate. Signature North East Limited · Company No. 08183094 · Member of The Property Ombudsman.