



To buy

### 3 bed semi-detached house to buy in NE39

Barkwood Road, HighField, Rowlands Gill, Tyne and Wear, NE39 2LE

**£150,000** Offers over

🏠 x3 🪑 x1 🚗 x1

Tenure

**Freehold**

Allocated parking

### Property features

- ✓ Three bedrooms
- ✓ Semi-detached hoise
- ✓ Garden to front and rear
- ✓ Situated in Highfield.
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

We are thrilled to present this charming three-bedroom semi-detached house located in the desirable area of Highfield, Rowlands Gill. Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious lounge, perfect for relaxation and entertaining. The kitchen diner is bright and airy, providing an ideal space for family meals and gatherings.

The property also features two versatile outbuildings that can be utilized for storage, a workshop, or even a home office. Ascending the staircase to the first floor, you'll find a generous landing that leads to the master bedroom, offering plenty of space and natural light. The family bathroom is conveniently located, along with two additional bedrooms that can serve as guest rooms, children's bedrooms, or study spaces.

Externally, the house boasts beautiful gardens to both the front and rear, offering delightful outdoor spaces for gardening, play, or relaxation. This home presents a fantastic opportunity for families seeking comfort and convenience in a lovely community setting.

Council Tax Band: A

Tenure: Freehold

Price: Offers over £150,000

Property Type: Semi-detached house

Parking: Allocated

Heating: Gas

## Entrance hallway

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### Lounge

3.77m x 4.47m (12'4" x 14'7")



### Kitchen Diner

5.54m x 2.39m (18'2" x 7'10")



### Outbuilding

1.84m x 2.11m (6'0" x 6'11")

### Landing



### Master bedroom

3.57m x 3.01m (11'8" x 9'10")



## Bedroom two

2.75m x 2.72m (9'0" x 8'11")



## Bedroom three

1.72m x 2.36m (5'7" x 7'8")



## Bathroom

2.22m x 1.63m (7'3" x 5'4")

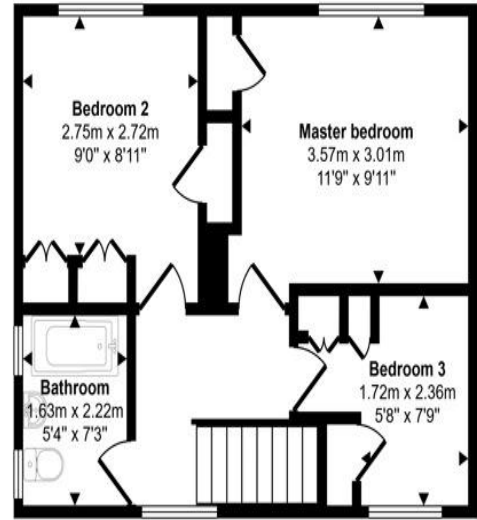
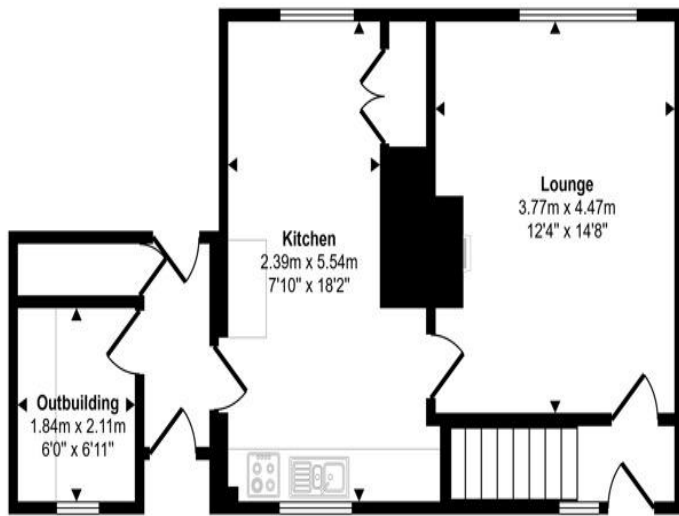


## Rear garden



## Front garden

Approx Gross Internal Area  
86 sq m / 930 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>S4</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

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