





4



2



2

- **Detached**
- **Family Home**
- **Excellent Location**
- **Integral Garage**
- **No Upper Chain**
- **Four Bedrooms**
- **Transport Links**
- **Conservatory**
- **Well Presented**
- **Viewing Recommended**





Offered for sale with no upper this well presented four bedroom detached property must be viewed. Located within the popular Rosewood Park development close to excellent transport links the property will appeal to a number of buyers.

Briefly comprising to the ground floor:- entrance hallway, lounge, dining room, conservatory, modern kitchen, utility room and downstairs WC. To the first floor there are four bedrooms; the master with en-suite and there is also a family bathroom. The property benefits from gas central heating and double glazing. Externally there are gardens to the front and rear with driveway and integral garage.

Early viewings are recommended. Please call our Low Fell branch for more information.





The difference between house and home

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Lounge 11'9" x 15'4" (3.60 x 4.69)

Dining Room 9'8" x 9'6" (2.96 x 2.90)

Kitchen 10'10" x 9'8" (3.31 x 2.96)

Utility Room 4'10" x 5'1" (1.49 x 1.57)

Conservatory 12'9" x 9'7" (3.89 x 2.93)

Bedroom One 12'0" x 14'7" (3.68 x 4.47)

Bedroom Two 10'11" x 8'11" (3.34 x 2.72)

Bedroom Three 7'5" x 7'6" (2.27 x 2.31)

Bedroom Four 7'6" x 6'10" (2.30 x 2.10)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	81
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	64	80
England & Wales		
EU Directive 2002/91/EC		

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 Newcastle 0191 284 4050
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 High Heaton 0191 270 1122
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