



## South Sherburn, Rowlands Gill, Tyne And Wear, NE39 1JX

\*\*\*AVAILABLE NOW\*\*\* Lovely three bedroom semi-detached house in the popular village of Rowlands Gill. The property comprises of entrance hallway, lounge/dining room, kitchen and W/C to the ground floor. To the first floor are three bedrooms, the master having an en-suite, and a family bathroom. Externally the property has an enclosed rear garden backing onto woodland with driveway parking to the front. This property is available immediately on a part furnished basis. Viewing essential! Awaiting EPC rating.



\*\*\*AVAILABLE NOW\*\*\*

Three Bedroom House

Beautifully Presented

Part Furnished

Holding Deposit £195

Awaiting EPC Rating

**£850 per month**

**Lounge/Diner 13' 11" x 14' 6" (4.23m x 4.42m) max**

Built in cupboard. Sofa, dining table and 4 chairs, side board/drawers.

**Kitchen 12' 8" x 6' 7" (3.86m x 2.01m)**

Fitted with a range of wall and base units. Integrated oven, hob, fridge/freezer and freestanding washer/dryer included.

**Ground floor W/C 5' 3" x 2' 11" (1.60m x 0.89m)**

Wash basin, W/C.

**Bedroom 1 11' 10" x 10' 11" (3.61m x 3.32m)**

Double bed with mattress, two wardrobes, two sets of drawers, dressing table.

**En-suite 11' 4" x 2' 8" (3.45m x 0.81m)**

Shower cubicle, wash basin, W/C.

**Bedroom 2 10' 0" x 7' 7" (3.06m x 2.31m)**

**Bedroom 3 9' 7" x 6' 11" (2.91m x 2.11m) max**

Single sofa bed, wardrobe.

**Family Bathroom 7' 7" x 4' 11" (2.31m x 1.51m)**

Bath, wash basin, W/C.

**Externally**

Driveway to front. Further parking available on street. Enclosed rear garden with access to the side of the property. Lawn and patio areas. Outdoor table and 3 chairs. Shed included with gardening tools. Pleasant outlook onto woodland to rear.

**Additional information**

Council tax band B. This property is a long term rental and a minimum 12 month term is preferred.

**Holding deposit**

This holding deposit secures the property for you while we conduct your reference checks and goes towards your first months rent prior to move in. It is not an additional fee.

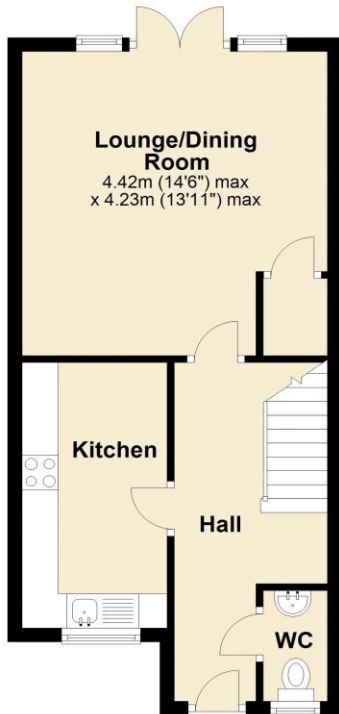
**EPC Graph (full EPC available on request)**



# Floorplan

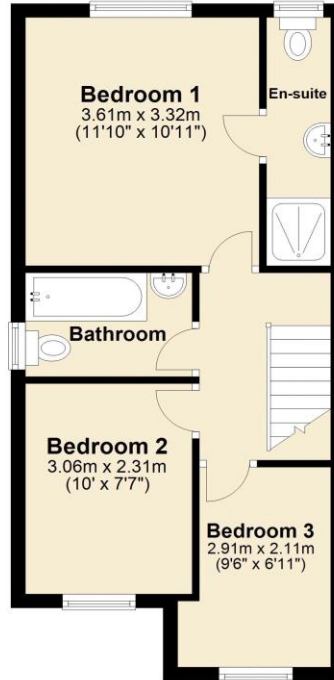
## Ground Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



## First Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



Total area: approx. 75.7 sq. metres (814.8 sq. feet)

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