



**Double fronted two bedroom semi-detached bungalow**

**Hollinhill, Rowlands Gill**



**WALKERSXCHANGE**



## Description

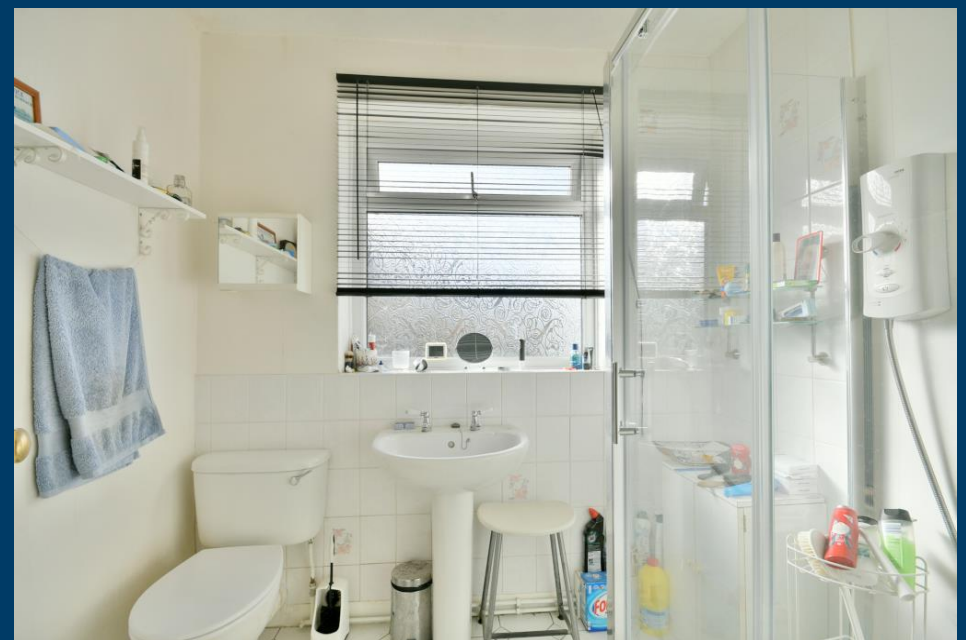
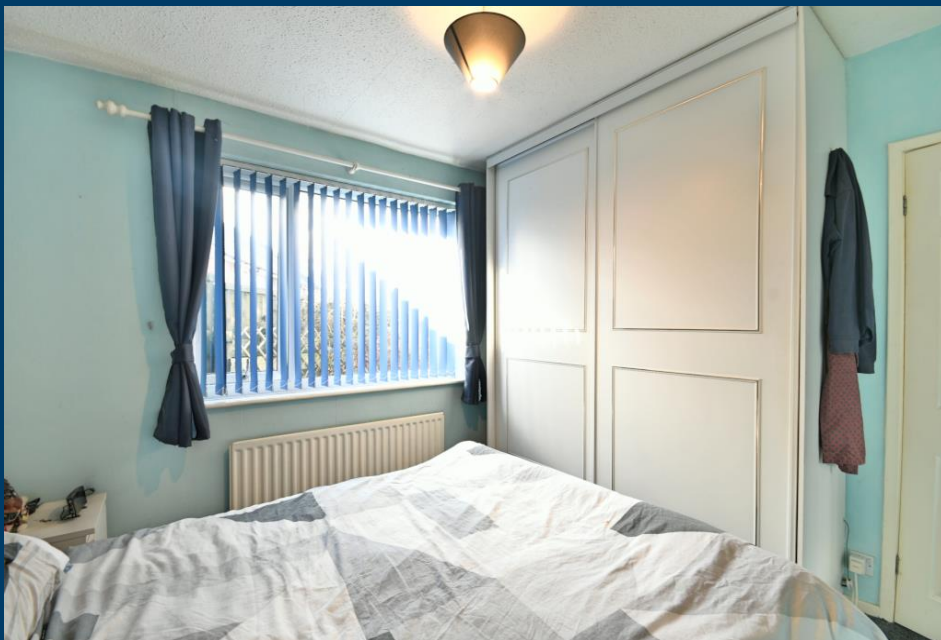
Inviting offers in excess of £170,000 for this two bedroom semi-detached bungalow situated on a sought after estate within Lockhaugh, Rowlands Gill. The property briefly comprises; low maintenance gardens, attached garage with driveway, living room, two double bedrooms, bathroom, kitchen and conservatory. Within walking distance you have the beautiful Gibside Estate and Thornley Woods Centre complimented with stunning walks down by the Derwent River. Due to this fantastic location, we envisage a high amount of interest and encourage an early viewing.

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## Key features

- Quiet cul-de-sac location
- Within walking distance to Gibside Estate and Thornley Woods Centre
- Sought after location
- Driveway with garage
- Low maintenance gardens
- Conservatory
- Awaiting EPC
- Call to view today







## Ground Floor

A well designed two-bedroom semi-detached bungalow which upon entering has carpeted floors within the entrance hall and offers access into the front facing living room and main bedroom, second bedroom, bathroom, kitchen and useful storage cupboard. Majority of the rooms are carpeted however the kitchen is presented with vinyl flooring which flows into the conservatory. The kitchen is fitted with an array of shaker style wall and base units with contrasting laminate worktops and has plenty of space for freestanding appliances. Both bedrooms are fitted with wardrobes and are doubles in size. The bathroom includes a three-piece bathroom suite; low level WC, washbasin and separate shower cubicle along with a storage cupboard.



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Zoopla

## Externally

The front of the property provides a spacious paved driveway leading to the garage, adjacent sits a well presented garden with mature shrubs and is mainly paved. The garage and conservatory offers access into the rear paved garden, enclosed by shrubs and trees, creating a perfect and quiet place to relax.

 PrimeLocation.com

  
Client Money Protect

## Dimensions

Living Room 13' 9" x 12' 10" (4.2m x 3.9m)  
Kitchen 10' 6" x 8' 6" (3.2m x 2.6m)  
Main Bedroom 11' 6" x 12' 10" (3.5m x 3.9m)  
Bedroom 2 11' 2" x 11' 2" (3.4m x 3.4m)  
Bathroom 5' 11" x 7' 3" (1.8m x 2.2m)  
Conservatory 8' 6" x 10' 2" (2.6m x 3.1m)





## Disclaimer

Whilst we endeavour to ensure our sales particulars are accurate and reliable, 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. Any services, systems and appliances listed in this specification have not been tested by WalkersXchange therefore we cannot give a guarantee as to their operating ability or efficiency. All measurements have been taken as a guide to prospective buyers only.

EPC to Follow: