



## 4 bed semi-detached house to buy in NE16

Rosebud Close, Swalwell, Newcastle upon Tyne, Tyne and Wear , NE16 3DF

**£210,000**

🛏 x4 🚿 x3 🚻 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Four bedroom
- ✓ Town house
- ✓ Rear garden and front driveway
- ✓ Situated in Rosebud close,
- ✓ EPC Rating C

## Key Information

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

## Description

We are thrilled to present this beautifully refurbished four-bedroom townhouse, nestled in the highly sought-after area of Swalwell. Conveniently located near a range of local amenities and excellent transport links, this property offers both comfort and accessibility.

As you step inside, you are greeted by a welcoming entrance hall that leads to a stylish cloakroom with a WC. The open-plan kitchen and dining area seamlessly flow into a cosy lounge, creating the perfect space for entertaining or relaxing. Large windows invite natural light and provide easy access to the serene rear garden, making it an ideal spot for outdoor gatherings.

Ascending the staircase to the first floor, you will find three inviting bedrooms, complemented by a modern family bathroom that adds a touch of luxury. The second floor is dedicated to the spacious master bedroom, which boasts a separate dressing room and an ensuite bathroom, providing a perfect retreat for relaxation and privacy.

Externally, the property features a charming front driveway, ensuring convenience for parking, while the rear garden offers a tranquil outdoor space for enjoyment or gardening pursuits. This townhouse perfectly combines contemporary living with a warm, homely feel.

Council Tax Band: C

Tenure: Freehold

Price: £210,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Hall

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### Kitchen

4.50m x 5.70m (14'9" x 18'8")



### Lounge

4.17m x 3.30m (13'8" x 10'9")



### Sun room

3.11m x 2.30m (10'2" x 7'6")



## First floor Landing

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### Bathroom

1.91m x 1.71m (6'3" x 5'7")



## Bedroom two

2.59m x 3.91m (8'5" x 12'9")



## Bedroom three

2.47m x 3.10m (8'1" x 10'2")



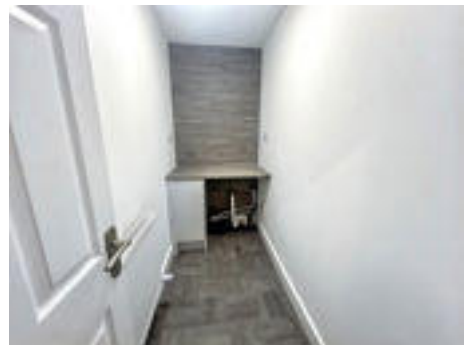
## Bedroom four

1.80m x 2.57m (5'10" x 8'5")



## Utility room

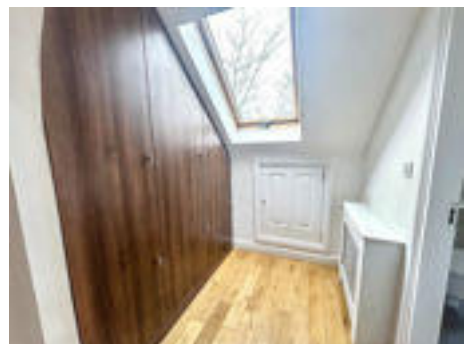
2.52m x 1.12m (8'3" x 3'8")



## Stairs to second floor

## Master bedroom

3.41m x 5.07m (11'2" x 16'7")



## En-suite



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## Dressing room





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	76	
(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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