

# Rowchester Way, Holystone, NE27

OIRO £280,000



## Full Description

Alexander Hudson Estates introduces to market this three bedroom, detached family home located within the increasingly popular area of Holystone, NE27.

This well presented property comprises of an entrance hallway, downstairs WC, living room and a sunny open plan kitchen/ dining room. A family bathroom and three generously sized bedrooms, the primary of which benefits from an En-suite shower room occupy the first floor. Externally, the property boasts well maintained front and rear gardens and a private driveway provides ample off street parking and access to the detached single garage.

The property is situated in a beautiful leafy location and is within walking distance to The Rising Sun Country Park, a green oasis with ponds, woodlands, and extensive grasslands, providing the ideal place to relax and enjoy the great outdoors. Silverlink Retail Park is located just a short drive away, providing a range of amenities, restaurants and leisure facilities including a cinema. Holystone Primary School (Ofsted-rated Outstanding) and Backworth Park Primary School (Ofsted-rated Good) are both within walking distance, along with excellent transport links including Northumberland Park Metro (7 minute walk), A19 and A1 providing ease of

access across Newcastle, the coast and Northumberland countryside.

## Features

- Three bedroom detached family home.
- Open-plan kitchen dining space, ideal for entertaining.
- Detached garage and driveway providing ample parking.
- Within walking distance to local Schools, amenities and transport links.

## Contact Us

### Alexander Hudson

The Printworks, 20 Arrow Close  
Killingworth  
Newcastle Upon Tyne  
NE12 6QN

T: 0191 268 7433

E: [sales@alexanderhudson.co.uk](mailto:sales@alexanderhudson.co.uk)









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**Approx. Gross Internal Floor Area 925 sq. ft / 85.94 sq. m(Excluding Garage)**

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