



Brockwell Road High Spen

- End Terrace House
- Two Bedrooms
- Ground Floor WC
- Driveway & Rear Garden
- No Chain

£ 160,000



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ROOK
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26 Brockwell Road

High Spen, NE39 2FB

THIS IMMACULATE END TERRACED PROPERTY IS CURRENTLY LISTED FOR SALE. THE PROPERTY COMES WITH TWO DOUBLE BEDROOMS, THE MASTER COMPLETE WITH BUILT-IN WARDROBES, MAKING IT IDEAL FOR COUPLES. THERE'S PLENTY OF SPACE FOR RELAXATION AND ENTERTAINING GUESTS, WITH ONE OPEN-PLAN RECEPTION ROOM THAT FEATURES SOPHISTICATED BI-FOLD DOORS, SEAMLESSLY BLENDING INDOOR AND OUTDOOR LIVING. THE HOME ALSO BENEFITS FROM AN OPEN-PLAN KITCHEN, THOUGHTFULLY DESIGNED WITH MODERN APPLIANCES TO CATER TO YOUR CULINARY NEEDS.

THE PROPERTY CONDITION IS IMPECCABLE, OFFERING A FRESH AND CLEAN LIVING ENVIRONMENT FOR ITS NEW OWNERS. OUTSIDE, THERE IS OFF-STREET PARKING, PROVIDING CONVENIENCE AND PEACE OF MIND. THE REAR GARDEN IS FULLY ENCLOSED, OFFERING A SAFE AND PRIVATE SPACE FOR OUTDOOR LEISURE.

SITUATED IN A VIBRANT AREA WITH A STRONG LOCAL COMMUNITY, THE LOCATION OFFERS EASY ACCESS TO LOCAL AMENITIES AND GREEN SPACES. THIS MAKES IT PERFECT FOR THOSE WHO APPRECIATE THE BLEND OF COMMUNITY LIVING AND THE TRANQUILLITY OF NATURE. YOU'LL FIND EVERYTHING YOU NEED CLOSE BY, WHILE STILL ENJOYING THE PEACE AND QUIET OF YOUR OWN PRIVATE RETREAT.

THIS PROPERTY OFFERS A BEAUTIFUL BLEND OF INDOOR AND OUTDOOR LIVING, WITH A MODERN, OPEN-PLAN DESIGN AND A PRIVATE, ENCLOSED GARDEN. ITS LOCATION IN A STRONG COMMUNITY WITH EASY ACCESS TO AMENITIES AND GREEN SPACES ADDS TO ITS DESIRABILITY. IDEAL FOR COUPLES, THIS PROPERTY IS A PERFECT PLACE TO CALL HOME.

The accommodation:

Entrance:
Composite door to the front and radiator.

WC:
UPVC window, low level wc, pedestal wash hand basin and radiator.

Kitchen: 10'7" 3.22m x 10'0" 3.05m
Fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, integrated hob, oven and microwave, utility cupboard with plumbing for washing machine, radiator and open plan to;

Lounge: 14'3" 4.34m x 7'9" 2.36m
Bifold doors to the garden and radiator.

First Floor Landing:
UPVC window and loft access.

Bedroom One: 12'6" 3.81m plus robes x 8'4" 2.54m
UPVC window, fitted wardrobes and radiator.

Bedroom Two: 10'9" 3.28m plus alcove x 8'8" 2.64m
UPVC window, storage and radiator.

Bathroom wc:
Bath with shower over, low level wc, wash hand basin, part tiled and heated towel rail.

Externally:
To the front of the property there is a driveway providing off street parking. To the rear there is a lawned garden with a patio and a garden shed.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: DRIVEWAY

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B
EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

