



Dobson Close

High Spen

- Mid Terrace Town House
- Three Bedrooms
- En Suite Facilities
- Double Parking Space
- Rear Garden & Garage

£ 200,000



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59 Dobson Close

High Spennings, NE39 2BF

THIS TERRACED TOWNHOUSE, PRESENTED IN GOOD CONDITION, IS AVAILABLE FOR SALE AND OFFERS A PRACTICAL LAYOUT IDEAL FOR BOTH FIRST-TIME BUYERS AND FAMILIES. THE PROPERTY PROVIDES THREE DOUBLE BEDROOMS, WITH THE PRIMARY BEDROOM FEATURING AN EN-SUITE AND BUILT-IN WARDROBES. ANOTHER BEDROOM ALSO BENEFITS FROM BUILT-IN WARDROBES, DELIVERING AMPLE STORAGE SPACE THROUGHOUT.

THE FAMILY BATHROOM IS DESIGNED IN A CONVENIENT JACK & JILL STYLE, ACCESSIBLE FROM BOTH THE LANDING AND A BEDROOM, SUPPORTING EASY ACCESS FOR EVERY MEMBER OF THE HOUSEHOLD. ADDITIONALLY, THERE IS A DOWNSTAIRS WC FOR GUESTS AND ADDED COMFORT.

A SPACIOUS RECEPTION ROOM IS LOCATED ON THE FIRST FLOOR, COMPLETE WITH A CHARMING FIREPLACE AS A FOCAL POINT, MAKING IT A COMFORTABLE AND INVITING AREA FOR RELAXATION OR ENTERTAINING. THE MODERN KITCHEN IS SITUATED ON THE GROUND FLOOR AND INCLUDES A DEDICATED DINING SPACE, IDEAL FOR FAMILY MEALS AND GATHERINGS. FRENCH DOORS OPEN DIRECTLY FROM THE KITCHEN ONTO A DELIGHTFUL DECKING VERANDA, EXTENDING THE LIVING SPACE AND LEADING TO AN ENCLOSED REAR GARDEN—PERFECT FOR OUTDOOR DINING OR LEISURE TIME.

EXTERNALLY, THE PROPERTY FEATURES A GARAGE AND OFFERS TWO PARKING SPACES, ENSURING CONVENIENCE FOR HOMEOWNERS AND VISITORS ALIKE. THE GARDEN IS SECURELY ENCLOSED, MAKING IT SUITABLE FOR CHILDREN AND PETS.

POSITIONED IN A LOCATION CLOSE TO NEARBY SCHOOLS AND GREEN SPACES, THIS HOME PROVIDES EASY ACCESS TO AMENITIES AND RECREATIONAL AREAS, SUPPORTING A BALANCED LIFESTYLE. OVERALL, THIS TOWNHOUSE OFFERS WELL-APPOINTED ACCOMMODATION, DESIGNED TO CATER TO THE NEEDS OF MODERN LIVING.

Entrance:

Composite door to the front, under stairs storage, access to garage and radiator.

Kitchen: 15'6" 4.72m x 12'1" 3.68m

UPVC window, UPVC French doors, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, integrated electric hob with oven, dining space and radiator.

First Floor Landing:

Storage and radiator.

Lounge: 15'7" 4.75m x 10'6" 3.20m

Two UPVC windows, electric fire with surround and radiator.

Bedroom Three: 9'7" 2.92m x 9'2" 2.79m

UPVC window and radiator.

Jack & Jill Bathroom:

Bath with shower, wash hand basin, low level wc, part tiled and radiator.

Second Floor Landing:

Storage.

Bedroom One: 15'8" 4.78m x 10'7" 3.22m

Skylight, fitted wardrobes and radiator.

En Suite:

Shower, low level wc, wash hand basin, part tiled and radiator.

Bedroom Two: 9'10" 2.99m x 9'9" 2.97m

UPVC windows, fitted wardrobes and radiator.

Externally:

To the front of the property there is a double-parking space providing off street parking leading to a garage. To the rear there is an enclosed lawned garden.

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: C

EPC RATING: C

RY00006914.VS.EW.12.08.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 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

