



Stoker Terrace

High Spen

- Semi Detached House
- Two Bedrooms
- Kitchen
- Off Street Parking
- Rear Garden

OIEO £ 130,000



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

9 Stoker Terrace

High Spennings, NE39 2BP

THIS IMMACULATE SEMI-DETACHED HOUSE, IDEAL FOR FIRST TIME BUYERS SEEKING A WELL-PRESENTED PROPERTY IN A DESIRABLE LOCATION. THE HOUSE FEATURES TWO DOUBLE BEDROOMS, PROVIDING COMFORTABLE ACCOMMODATION WITH AMPLE SPACE FOR BOTH REST AND STORAGE.

UPON ENTERING THE HOME, YOU ARE WELCOMED INTO A BRIGHT AND SPACIOUS RECEPTION ROOM, WHERE LARGE WINDOWS ALLOW NATURAL LIGHT TO ILLUMINATE THE SPACE, CREATING A PLEASANT AND INVITING ATMOSPHERE. THE KITCHEN HAS BEEN DESIGNED WITH FUNCTIONALITY IN MIND AND BENEFITS FROM GENEROUS NATURAL LIGHT, MAKING IT A PRACTICAL AND CHEERFUL PLACE TO PREPARE MEALS.

THE PROPERTY FEATURES A MODERN BATHROOM FITTED WITH A SHOWER OVER THE BATH, OFFERING A CONVENIENT SPACE FOR EVERYDAY LIVING. OFF STREET PARKING IS INCLUDED, ENSURING EASE AND CONVENIENCE FOR RESIDENTS AND GUESTS ALIKE. TO THE REAR, A FULLY ENCLOSED GARDEN OFFERS A PRIVATE OUTDOOR AREA, IDEAL FOR THOSE WHO ENJOY SPENDING TIME OUTSIDE OR ENTERTAINING FRIENDS AND FAMILY.

LOCATED WITHIN EASY REACH OF PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES, THIS HOME IS WELL-SITUATED FOR COMMUTERS AND THOSE WHO VALUE CONVENIENCE. THERE ARE ALSO NEARBY WALKING AND CYCLING ROUTES, PROVIDING OPPORTUNITIES FOR LEISURE AND EXERCISE IN THE LOCAL AREA.

THIS IMPECCABLY MAINTAINED PROPERTY COMBINES COMFORTABLE LIVING SPACES WITH THOUGHTFUL DESIGN THROUGHOUT, MAKING IT A SUITABLE CHOICE FOR FIRST TIME BUYERS SEEKING A READY-TO-MOVE-INTO HOME IN A WELL-CONNECTED COMMUNITY. VIEWINGS ARE HIGHLY RECOMMENDED TO FULLY APPRECIATE ALL THAT THIS SEMI-DETACHED HOUSE HAS TO OFFER.

The accommodation:

Lounge: 15'6" 4.72m x 13'2" 4.01m
Composite door, two UPVC windows and radiator.

Kitchen: 15'4" 4.67m x 5'11" 1.80m
UPVC door to the garden, Two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, integrated electric hob, oven and radiator.

First Floor Landing:
UPVC window, storage and radiator.

Bedroom One: 11'1" 3.38m x 7'8" 2.33m
UPVC window and radiator.

Bedroom Two: 9'6" 2.90m x 7'11" 2.41m
UPVC window and radiator.

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

Externally:
There is off street parking to the front and a garden to the rear.

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: A

EPC RATING: D

RY00007225.VS.EW.22.08.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 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

