



Brockwell Road High Spen

- Semi Detached House
- Three Bedrooms
- En Suite to Master Bedroom
- Two Allocated Parking Bays
- Rear Garden

£ 199,950



11 Brockwell Road

High Spen, NE39 2FB

THIS SEMI-DETACHED HOME IN THE VILLAGE OF HIGH SPEN, NEAR ROWLANDS GILL, OFFERS A PRACTICAL LAYOUT THAT WILL APPEAL TO FAMILIES AND FIRST-TIME BUYERS.

THE HEART OF THE HOME IS THE OPEN-PLAN KITCHEN AND RECEPTION SPACE. THE KITCHEN FEATURES A CENTRAL ISLAND AND INTEGRATED APPLIANCES, FLOWING INTO THE RECEPTION AREA WHERE BI-FOLD DOORS OPEN DIRECTLY ONTO THE GARDEN, CREATING A SOCIALE SPACE FOR EVERYDAY LIVING AND ENTERTAINING. A DOWNTOWNS WC ADDS CONVENIENCE ON THE GROUND FLOOR, AND THE DOUBLE DRIVEWAY PROVIDES OFF-STREET PARKING.

UPSTAIRS, THE MAIN DOUBLE BEDROOM INCLUDES AN EN-SUITE AND BUILT-IN WARDROBES. A FURTHER DOUBLE BEDROOM AND A SPACIOUS SINGLE BEDROOM ARE SERVED BY A FAMILY BATHROOM WITH SHOWER OVER BATH.

HIGH SPEN BENEFITS FROM NEARBY SCHOOLS AND LOCAL AMENITIES, WITH GREEN SPACES CLOSE AT HAND FOR WALKING AND RECREATION. ROWLANDS GILL AND CHOPWELL WOODLAND PARK ARE WITHIN EASY REACH, OFFERING WOODLAND TRAILS AND OPEN COUNTRYSIDE. THE AREA IS WELL PLACED FOR ACCESS TO THE A1 VIA THE NEARBY ROAD NETWORK, GIVING STRAIGHTFORWARD LINKS TOWARDS NEWCASTLE AND GATESHEAD.

BUS SERVICES FROM HIGH SPEN CONNECT TO ROWLANDS GILL, BLAYDON AND NEWCASTLE, WHERE ONWARD TRAIN SERVICES RUN TO DURHAM, SUNDERLAND, CARLISLE, EDINBURGH AND LONDON. TYPICAL JOURNEY TIMES FROM NEWCASTLE TO LONDON ARE AROUND 3-3.5 HOURS, AND UNDER 30 MINUTES TO DURHAM.

THIS IMMACULATE 3-BEDROOM SEMI-DETACHED HOUSE COMBINES MODERN OPEN-PLAN LIVING WITH ACCESS TO SCHOOLS, LOCAL SHOPS AND GREEN SPACES, MAKING IT A PRACTICAL OPTION FOR BUYERS LOOKING TO SETTLE IN THE AREA.

Kitchen: 13'5" 4.09m x 12'3" 3.73m

Composite door to the front, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, integrated induction hob, oven, microwave, dishwasher, fridge freezer, washing machine, Kitchen Island, storage, under floor heating and open plan to living space.

Lounge: 16'7" 5.05m x 11'10" 3.61m

UPVC bi-folding doors and under floor heating.

WC:

UPVC window, low level wc, wash hand basin and part tiled.

Firset Floor Landing:

UPVC window, storage cupboard and radiator.

Bedroom One: 11'5" 3.48m max x 9'3" 2.2m

UPVC window and radiator.

En Suite:

Shower, low level wc, wash hand basin, part tiled and heated towel rail.

Bedroom Two: 11'7" 3.53m x 8'7" 2.62m

UPVC window and radiator.

Bedroom Three: 8'0" 2.44m x 7'9" 2.36m

UPVC window and radiator.

Bathroom:

UPVC window, bath with shower over, low level wc, wash hand basin, part tiled and heated towel rail.

Externally:

There is a lawned garden to the rear with patio area and shed. There are two allocated parking bays.

Agents Note: Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: UNKNOWN

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING

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: B

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Score	Energy rating	Current	Potential
92+	A		95 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.

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