



West Street | High Spen | NE39 2HQ

OIEO £125,000



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MID TERRACE HOUSE

TWO DOUBLE BEDROOMS

NEWLY FITTED KITCHEN

CONSERVATORY

ENCLOSED REAR GARDEN

DERWENT VALLEY VIEWS

FRONT YARD

VIEWING ADVISED

RMS | Rook
Matthews
Sayer

THIS TWO-BEDROOM TERRACED HOUSE IS FOR SALE IN THE VILLAGE OF HIGH SPEN, NEAR ROWLANDS GILL, OFFERING A PRACTICAL LAYOUT AND GOOD CONDITION THROUGHOUT. IDEAL FOR FIRST-TIME BUYERS, THE PROPERTY PROVIDES WELL-PLANNED LIVING SPACE WITH ACCESS TO LOCAL AMENITIES AND WALKING ROUTES.

YOU WILL FIND A RECEPTION ROOM FEATURING A FIREPLACE, CREATING A DEFINED LIVING AREA. THE NEWLY FITTED KITCHEN INCLUDES DINING SPACE, PROVIDING A SOCIALE AREA FOR COOKING AND EATING. BI-FOLD DOORS LEAD FROM THE HOUSE INTO A CONSERVATORY SPACE, WHICH IN TURN OPENS OUT TO AN ENCLOSED REAR GARDEN OFFERING A PRIVATE OUTDOOR AREA FOR EVERYDAY USE AND ENTERTAINING. THERE IS ALSO A YARD WHICH COULD BE USED FOR PARKING.

UPSTAIRS ARE TWO DOUBLE BEDROOMS, ONE OF WHICH BENEFITS FROM BUILT-IN WARDROBES, GIVING USEFUL STORAGE. THE BATHROOM INCLUDES A SHOWER OVER BATH, ADDING FLEXIBILITY FOR BOTH QUICK SHOWERS AND LONGER SOAKS.

HIGH SPEN IS WELL PLACED FOR COUNTRYSIDE WALKING ROUTES, INCLUDING ACCESS TOWARDS CHOPWELL WOODLAND PARK AND PATHS LINKING TO NEARBY VILLAGES. ROWLANDS GILL OFFERS FURTHER AMENITIES, WITH SHOPS, CAFÉS AND SERVICES A SHORT DRIVE AWAY. FOR WIDER CONNECTIONS, BUSES RUN THROUGH THE AREA TOWARDS NEWCASTLE AND SURROUNDING TOWNS, WITH TRAIN SERVICES AVAILABLE FROM NEARBY STATIONS SUCH AS BLAYDON AND METRO ACCESS FROM STATIONS INCLUDING GATESHEAD AND NEWCASTLE, PROVIDING ROUTES ACROSS TYNESIDE AND BEYOND.

THIS TERRACED HOUSE FOR SALE IN HIGH SPEN COMBINES TWO DOUBLE BEDROOMS, AN ENCLOSED REAR GARDEN AND A NEWLY FITTED DINING KITCHEN, MAKING IT A STRAIGHTFORWARD OPTION FOR FIRST-TIME BUYERS LOOKING IN THIS AREA.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE TO PREMISES
Mobile Signal Coverage Blackspot: No
Parking: OFF STREET PARKING

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

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: C

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The accommodation:

Kitchen:

UPVC door, two UPVC windows, UPVC door, recently fitted wall and base units with work surfaces above incorporating sink and drainer, integrated gas hob, electric oven and grill, plumbed for washing machine, dining space and radiator.

Lounge: 15'11" 4.85m x 15'6" 4.72m

Bi-folding doors to conservatory, electric fire and radiator.

Conservatory: 9'6" 2.90m x 9'1" 2.77m

UPVC windows, UPVC French doors to the garden and radiator.

First Floor Landing:

Bedroom One: 14'3" 4.34m x 9'11" 3.02m

Two UPVC windows and radiator.

Bedroom Two: 12'5" 3.78m x 9'7" 2.92m

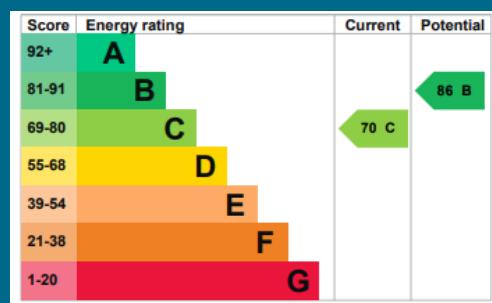
UPVC window, built in storage and radiator.

Bathroom:

Skylight, panelled bath with shower, low level wc, wash hand basin, part tiled and heated towel rail.

Externally:

There is a yard to the front and an enclosed garden to the rear.



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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 interest 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

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.

