



Strothers Road | High Spen | NE39 2HR

£200,000



3



1



2

Town House

Downstairs WC

Three Double Bedrooms

Low Maintenance Garden

Integrated Kitchen Appliances

Garage

Impressive Master Suite

Three Parking Spaces

RMS | Rook
Matthews
Sayer

THIS THREE-BEDROOM SEMI-DETACHED TOWN HOUSE IS FOR SALE IN THE POPULAR VILLAGE OF HIGH SPEN, ROWLANDS GILL, OFFERING A PRACTICAL LAYOUT WELL SUITED TO FIRST-TIME BUYERS AND FAMILIES.

ON THE GROUND FLOOR, YOU'LL FIND A WELCOMING RECEPTION ROOM WITH DIRECT ACCESS TO THE LOW-MAINTENANCE REAR GARDEN, IDEAL FOR EVERYDAY RELAXATION AND PLAY. THE MODERN KITCHEN INCLUDES DINING SPACE AND INTEGRATED APPLIANCES, PROVIDING A CONVENIENT HUB FOR COOKING AND MEALTIMES. A DOWNSTAIRS WC ADDS FURTHER PRACTICALITY.

UPSTAIRS, THERE ARE THREE DOUBLE BEDROOMS. THE IMPRESSIVE MASTER SUITE ON THE TOP FLOOR FEATURES AN EN-SUITE SHOWER ROOM AND BUILT-IN WARDROBES, CREATING A WELL-ORGANISED MAIN BEDROOM. THE ACCOMMODATION IS COMPLETED BY A FAMILY BATHROOM.

OUTSIDE, THE PROPERTY BENEFITS FROM A GARAGE AND THREE PARKING SPACES, OFFERING GENEROUS OFF-STREET PARKING AND STORAGE.

HIGH SPEN SITS WITHIN EASY REACH OF ROWLANDS GILL AND THE WIDER DERWENT VALLEY, WITH COUNTRYSIDE WALKS AND LOCAL PARKS CLOSE BY. THERE ARE NEARBY SCHOOLS AND EVERYDAY AMENITIES INCLUDING LOCAL SHOPS AND SERVICES. BLAYDON AND ROWLANDS GILL PROVIDE ADDITIONAL FACILITIES, SUPERMARKETS AND CAFÉS.

FOR COMMUTERS, BLAYDON RAILWAY STATION IS A SHORT DRIVE AWAY, OFFERING SERVICES TOWARDS NEWCASTLE AND HEXHAM, WITH JOURNEY TIMES TO NEWCASTLE TYPICALLY AROUND 15 MINUTES. BUS LINKS THROUGH HIGH SPEN CONNECT TO ROWLANDS GILL, BLAYDON AND NEWCASTLE, SUPPORTING BOTH WORK AND LEISURE TRAVEL.

The accommodation:

Entrance –
Composite door to front, radiator

Downstairs WC –
Low Level WC, Basin, Radiator, UPVC Window

Kitchen/Diner -
13'8" 4.17m x 11'7" 3.54m
Wall and base units, Integrated gas hob and extractor fan and electric oven. Integrated washing machine, dishwasher and fridge freezer. Stainless Steel Sink & Drainer, Dining Space. UPVC Window & Radiator

Living Room
14'9" 4.50m x 11'5" 3.48m
UPVC French doors to garden, radiator and storage under stairs

Stairs to First Floor landing -
Radiator

Bedroom Two –
14'9" 4.50 x 9'5" 2.89m
UPVC Window and Radiator

Bedroom Three –
9'11" 2.42m x 7'11" 2.41m
UPVC Window and Radiator

Bathroom
Part tiled, bath with shower attachment, low level WC, wash basin, UPVC Window and Heated Towel Radiator

Stairs to Second Floor Landing –
Two UPVC Windows, Landing space which could be used as a dressing room or office

Master Bedroom
17'4" 5.29m x 14'8" 4.47m
Large Double bedroom with fitted wardrobes and UPVC Window

En-Suite
Shower, wash basin and low level WC, Radiator, Sky light, access to storage in the eaves.

Externally –
Low maintenance garden to the rear with patio and decking along with storage shed with electric
Garage and three parking spaces

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband:
Mobile Signal Coverage Blackspot: CERTAIN NETWORKS HAVE ISSUES
Parking:

MINING

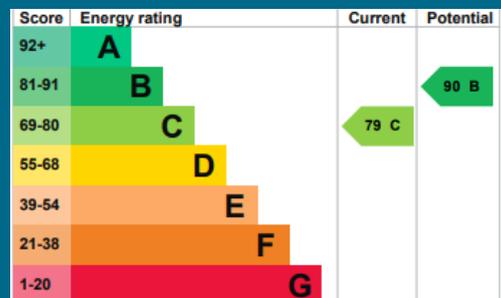
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. The North East region is famous for its rich mining heritage. We have been advised that 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: C
EPC RATING: TBC

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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 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.

