



West Street | High Spen | NE39 2HQ

OIEO £125,000



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POPULAR LOCATION

THREE BEDROOMS

EXTENDED

BREAKFASTING KITCHEN

OFF STREET PARKING

GARDEN

UPDATED BATHROOM

NO ONWARD CHAIN

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THIS THREE-BEDROOM TERRACED HOUSE IS FOR SALE IN THE POPULAR VILLAGE OF HIGH SPEN, NEAR ROWLANDS GILL, OFFERING A PRACTICAL LAYOUT THAT WILL APPEAL TO BOTH FIRST-TIME BUYERS AND FAMILIES.

INSIDE, THERE IS ONE RECEPTION ROOM FEATURING A FIREPLACE, CREATING A COMFORTABLE FOCAL POINT FOR EVERYDAY LIVING. THE KITCHEN INCLUDES A BREAKFAST AREA, PROVIDING A USEFUL SPACE FOR INFORMAL MEALS. THERE ARE THREE BEDROOMS: TWO DOUBLES AND ONE SINGLE, ALONG WITH A RECENTLY UPDATED BATHROOM.

OUTSIDE, THE PROPERTY BENEFITS FROM A GARDEN AND OFF-STREET PARKING, ADDING TO ITS DAY-TO-DAY CONVENIENCE. THE SALE IS OFFERED WITH NO ONWARD CHAIN.

HIGH SPEN SITS WITHIN EASY REACH OF LOCAL AMENITIES, INCLUDING VILLAGE SHOPS AND SERVICES IN NEARBY ROWLANDS GILL, AS WELL AS FURTHER FACILITIES IN BLAYDON AND GATESHEAD. THERE ARE PRIMARY SCHOOLS IN THE SURROUNDING AREA AND SECONDARY SCHOOLING OPTIONS WITHIN A SHORT DRIVE, MAKING THIS LOCATION SUITABLE FOR FAMILIES.

PUBLIC TRANSPORT LINKS INCLUDE BUS SERVICES THROUGH HIGH SPEN TOWARDS ROWLANDS GILL, BLAYDON AND NEWCASTLE, GIVING ACCESS TO WIDER SHOPPING, LEISURE AND EMPLOYMENT CENTRES. BLAYDON RAILWAY STATION IS TYPICALLY AROUND 10-15 MINUTES BY CAR, WITH SERVICES TOWARDS NEWCASTLE AND HEXHAM. FROM NEWCASTLE, THERE ARE ONWARD CONNECTIONS ACROSS THE REGION AND TO LONDON BY MAINLINE RAIL.

THERE ARE GREEN SPACES AND COUNTRYSIDE WALKS NEARBY, WITH ACCESS TO THE DERWENT VALLEY AND SURROUNDING TRAILS FOR THOSE WHO ENJOY OUTDOOR ACTIVITIES, WHILE LOCAL CAFÉS AND SHOPS IN ROWLANDS GILL AND THE WIDER AREA PROVIDE EVERYDAY CONVENIENCE.

The accommodation:

Kitchen: 13'5" 4.09m x 10'7" 3.22m

UPVC stable door to the rear, two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating sink unit with drainer, integrated gas hob, electric oven, plumbed for washing machine and dishwasher, dining space and radiator.

Lounge: 15'9" 4.80m x 15'2" 4.62m

UPVC window, gas fire with surround and radiator.

Rear Porch:

Wood frame windows and wooden French doors to garden.

First Floor Landing:

Bedroom One: 10'8" 3.25m x 7'9" 2.36m

UPVC window and radiator.

Bedroom Two: 15'5" 4.70m x 8'1" 2.72m

UPVC window and radiator.

Bedroom Three: 9'5" 2.87m x 6'8" 2.03m plus radiator

UPVC window and radiator.

Bathroom:

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

Externally:

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

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

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.

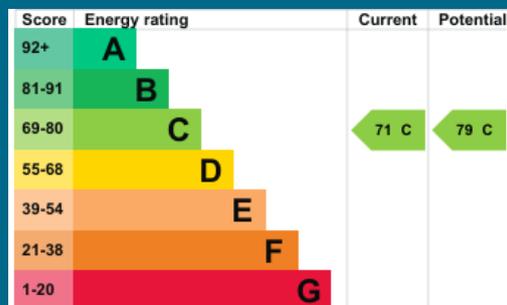
TENURE

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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T: 0191 4131313

ryton@rmsestateagents.co.uk

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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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