



Dobson Close | High Spen | NE21 2BF

OIRO £200,000



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SEMI DETACHED

TWO BEDROOMS

POPULAR VILLAGE

NO ONWARD CHAIN

GARAGE

GARDENS

DRIVEWAY

VIEWING ADVISED

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This neutrally decorated two-bedroom semi-detached bungalow is for sale in the village of High Spen, near Rowlands Gill. The property is set in a residential area with access to local walking routes and open countryside, enhanced by views over nearby fields.

The main reception space features a bay window to the lounge, providing natural light and an outlook towards the surrounding area. The kitchen benefits from good natural light and includes a breakfast area, offering a practical space for everyday dining.

There are two bedrooms, with the main bedroom featuring built-in wardrobes to maximise storage. The accommodation is completed by a bathroom and a single kitchen and reception room, providing a straightforward, manageable layout on one level. Externally, the bungalow offers a double driveway and a garage, providing convenient off-street parking.

High Spen sits within reach of local amenities in Rowlands Gill and nearby villages, including shops, cafés and everyday services. The area is known for access to countryside and walking routes, including paths towards the Derwent Valley.

Public transport is available via bus services connecting High Spen and Rowlands Gill to Newcastle and surrounding towns. For rail connections, Newcastle Central Station can typically be reached by car in around 25–35 minutes, offering links to Edinburgh, London and other major destinations. Road access to the A1 and A694 provides onward routes across Tyne and Wear and County Durham.

The property is offered for sale with no onward chain.

The accommodation:

Hallway:

Double glazed door to the front, doors to bedrooms and radiator.

Lounge: 18'8" 5.69m into bay x 9'7" 2.92m

Double glazed window to the front and two radiators.

Kitchen: 13'4" 4.06m x 9'6" 2.90m

Double glazed French doors to the rear, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, electric oven, gas hob, extractor fan and radiator.

Bedroom One: 11'2" 3.40 m max 9'9" 2.97m

Double glazed window to the rear, fitted sliding wardrobes and radiator.

Bedroom Two: 13'2" 4.01m x 7'1" 2.16m

Double glazed window to the front and radiator.

Bathroom wc:

Panelled bath with shower over, low level push button wc, pedestal wash hand basin with mixer taps, extractor fan and radiator.

Externally:

There is a rear a patio garden and side access with an outdoor water tap.

To the front there is a double driveway providing off street parking leading to and garage with roller door.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: UNKNOWN

Mobile Signal Coverage Blackspot: No

Parking: DRIVEWAY

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.

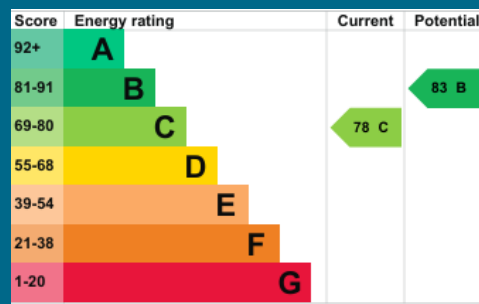
TENURE

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: B

EPC RATING: C

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T: 0191 4131313

ryton@rmsestateagents.co.uk

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