



West Street High Spen

- Mid Terrace House
- Two Bedrooms
- Conservatory
- Front Garden
- Rear Yard with Parking

OIEO £ 115,000



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26 West Street

High Spen, NE39 2HQ

THIS CHARMING TERRACED PROPERTY, IN GOOD CONDITION, IS NOW AVAILABLE FOR SALE. IDEAL FOR COUPLES, THIS HOME BOASTS TWO DOUBLE BEDROOMS, EACH WITH UNIQUE FEATURES SUCH AS BUILT-IN WARDROBES AND NATURAL LIGHT. THE PROPERTY OFFERS A LOVELY GARDEN AND A CONSERVATORY, PROVIDING A TRANQUIL RETREAT FOR ITS NEW OWNERS.

THE INTERIOR FEATURES A RECEPTION ROOM WITH A GARDEN VIEW, ADDING A TOUCH OF SERENITY TO THE LIVING SPACE. THE KITCHEN BENEFITS FROM NATURAL LIGHT AND A DINING SPACE, PERFECT FOR ENJOYING MEALS WITH LOVED ONES.

LOCATED CLOSE TO LOCAL AMENITIES AND WALKING ROUTES, THIS HOME OFFERS CONVENIENCE AND OPPORTUNITIES TO EXPLORE THE SURROUNDINGS. WITH ONE BATHROOM AND ONE RECEPTION ROOM, THIS PROPERTY PROVIDES COMFORTABLE LIVING SPACES FOR ITS RESIDENTS.

DON'T MISS THE CHANCE TO OWN THIS DELIGHTFUL PROPERTY WITH ITS WELL-MAINTAINED GARDEN AND CONSERVATORY. CONTACT US TODAY TO ARRANGE A VIEWING AND MAKE THIS LOVELY HOUSE YOUR NEW HOME.

The accommodation:

Kitchen: 13'10" 4.22m x 9'10" 2.99m
UPVC window, UPVC door, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl stainless steel sink unit with drainer, integrated gas hob, electric oven and grill, plumbed for washing machine, dining space and radiator.

Lounge: 15'11" 4.85m into alcove x 15'6" 4.72m
Electric fire with surround, radiator and wooden bi folding doors to;

Conservatory: 9'6" 2.90m x 9'2" 2.79m
UPVC windows, UPVC French door to the garden and radiator.

First Floor Landing:
Loft access.

Bedroom One: 10'1" 3.07m plus storage x 9'7" 2.92m
UPVC window, two storage cupboards and radiator.

Bedroom Two: 14'2" 4.32m x 9'11" 3.02m
Two UPVC windows and radiator.

Bathroom wc:
Skylight, bath with shower over, low level wc, pedestal wash hand basin, part tiled and heated towel rail.

Externally:
There is an enclosed rear garden with lawn and patio area, There is a yard providing off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: ON STREET 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: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 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.

16 Branches across the North-East

