



Firwood Crescent High Spen

- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Gardens
- Driveway

OIEO £ 215,000



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20 Firwood Crescent

High Spen, NE39 2BT

FOR SALE IS A CHARMING SEMI-DETACHED PROPERTY IN A STRONG LOCAL COMMUNITY. THIS WELL-MAINTAINED HOME IS IN GOOD CONDITION, AND ITS LOCATION IS PERFECT FOR THOSE WHO ENJOY WALKING AND CYCLING ROUTES.

THE PROPERTY BOASTS AN OPEN-PLAN KITCHEN WITH A UTILITY ROOM AND DINING SPACE. THE KITCHEN ALSO OFFERS DIRECT ACCESS TO THE GARDEN, MAKING IT A FANTASTIC AREA FOR ENTERTAINING DURING THE WARMER MONTHS. THE RECEPTION ROOM, ALSO IN AN OPEN PLAN SETTING, PROMOTES A WARM, INVITING ATMOSPHERE WITH A FEATURE FIREPLACE AND A VIEW OVERLOOKING THE GARDEN. THIS AREA IS AMPLE ENOUGH TO ACCOMMODATE BOTH LIVING AND DINING SPACES, OFFERING A VERSATILE ENVIRONMENT FOR YOUR LIVING NEEDS.

THIS HOME PROVIDES FOUR BEDROOMS. THREE OF THESE ARE DOUBLE BEDROOMS, WITH TWO SITUATED UPSTAIRS AND ONE ON THE GROUND FLOOR. THE TWO UPSTAIRS DOUBLE BEDROOMS COME WITH BUILT-IN WARDROBES, OFFERING PLENTY OF STORAGE SPACE. THE FOURTH BEDROOM IS A SINGLE, PERFECT FOR USE AS AN OFFICE OR NURSERY. THIS ROOM LAYOUT MAKES THE PROPERTY IDEAL FOR FAMILIES OR COUPLES.

THE BATHROOM HAS BEEN RECENTLY REFURBISHED, PROVIDING A TOUCH OF MODERN ELEGANCE TO THE HOME.

OUTSIDE, THE PROPERTY IS SURROUNDED BY GARDENS ON THREE SIDES, OFFERING PLENTY OF OUTDOOR SPACE FOR ENJOYMENT. THE ADDED BENEFIT OF OFF-STREET PARKING COMPLETES THE PACKAGE, MAKING THIS PROPERTY A TRULY WORTHWHILE INVESTMENT.

THIS PROPERTY IS A GEM IN A COMMUNITY-ORIENTED NEIGHBOURHOOD, WAITING FOR THE RIGHT BUYERS TO MAKE IT THEIR OWN. DON'T MISS THIS OPPORTUNITY TO OWN A PIECE OF THIS FRIENDLY COMMUNITY.

Porch:
UPVC door and windows to the front, tiled floor and wooden door to;

Hallway:
Radiator.

Lounge: 11'8" 3.56m plus bay x 10'5" 3.18m into alcove
UPVC bay window to the front, electric fire with surround, radiator and open plan to;

Dining Room: 9'11" 3.02m plus bay x 9'6" 2.90m
UPVC bay window to the rear and radiator.

Kitchen Diner: 16'7" 5.05m x 13'0" 3.96m L Shaped
UPVC window and French door to the rear, fitted with a range of matching wall and base units with solid wood work surfaces above incorporating stainless steel sink unit and drainer, 5 burner gas hob, integrated electric oven, extractor hood, plumbed for dishwasher and radiator.

Utility/WC:
UPVC window, low level wc, wash hand basin, plumbed for washing machine, storage and radiator.

Bedroom Four: 12'2" 3.71m x 8'0" 2.44m
UPVC window and radiator.

First Floor Landing:
UPVC window.

Bedroom One: 11'5" 3.48m x 9'1" 2.77m plus robes
UPVC window, fitted wardrobes and radiator.

Bedroom Two: 10'4" 3.15m x 7'9" 2.36m plus robes
UPVC window, fitted wardrobes and radiator.

Bedroom Three: 6'1" 1.85m x 6'0" 1.83m
UPVC window and radiator.

Bathroom:
Two UPVC windows, bath, shower, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

Externally:
There are gardens to all three sides of the property and a driveway providing off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: UNKNOWN
Mobile Signal Coverage Blackspot: NO
Parking: DRIVEWAY

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: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 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

