



Strothers Road High Spen

- End Terrace House
- Two Bedrooms
- Ground Floor WC
- Rear Garden
- Allocated Parking

£ 129,995



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ROOK
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High Spen, NE39 2HR

THIS END TERRACED HOUSE IS FOR SALE WITH NO ONWARD CHAIN AND LOCATED CONVENIENTLY NEAR LOCAL AMENITIES AND GREEN SPACES. THE PROPERTY IS IN IMMACULATE CONDITION, REFLECTING THE CARE AND ATTENTION BESTOWED UPON IT BY ITS OWNERS.

THE HOUSE PROUDLY OFFERS A GENEROUS LAYOUT, INCORPORATING ONE RECEPTION ROOM, WHICH PROVIDES ACCESS TO A LPW MAINTENANCE GARDEN. THIS IDYLIC OUTDOOR SPACE IS PERFECT FOR ENTERTAINING GUESTS OR UNWINDING ON SUMMER EVENINGS.

INSIDE, THE PROPERTY BOASTS A WELL-EQUIPPED KITCHEN WITH AMPLE DINING SPACE, OFFERING AN EXCELLENT SETTING FOR FAMILY MEALS OR SOCIAL GATHERINGS. THE ACCOMMODATION FURTHER COMPRISES TWO DOUBLE BEDROOMS, OFFERING PLENTY OF ROOM FOR RELAXATION AND STORAGE. EACH BEDROOM HAS BEEN TASTEFULLY DECORATED, CREATING A CALMING ATMOSPHERE CONDUCIVE TO REST AND RELAXATION.

COMPLETING THE PROPERTY IS A MODERN BATHROOM THAT HAS BEEN DESIGNED WITH COMFORT AND CONVENIENCE IN MIND.

THIS PROPERTY IS IDEALLY SUITED FOR FIRST-TIME BUYERS SEEKING A WELL-LOCATED, BEAUTIFULLY PRESENTED HOME. WITH ITS IMPRESSIVE FEATURES AND PRIME LOCATION, THIS SEMI-DETACHED HOUSE TRULY PROVIDES A UNIQUE OPPORTUNITY FOR THOSE WISHING TO STEP ONTO THE PROPERTY LADDER.

IN CONCLUSION, THIS PROPERTY OFFERS A PERFECT BLEND OF COMFORT, STYLE AND CONVENIENCE. ITS IMMACULATE CONDITION, COUPLED WITH ITS DESIRABLE LOCATION, MAKE IT AN EXCELLENT CHOICE FOR THOSE SEEKING A HOME THAT IS READY TO MOVE INTO. BOOK A VIEWING TODAY TO FULLY APPRECIATE WHAT THIS STUNNING PROPERTY HAS TO OFFER.

Entrance:
UPVC door to the front and radiator.

WC:
UPVC window, low level wc, pedestal wash hand basin and radiator.

Kitchen: 11'6" 3.51m x 7'5" 2.26m
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless stell sink unit with drainer, integrated gas hob, electric oven, integrated washing machine, integrated dishwasher and radiator.

Lounge: 14'6" 4.42m x 10'7" 3.22m
UPVC French doors, under stairs storage and radiator.

First Floor Landing:
Radiator.

Bedroom One: 14'6" 4.42m x 8'0" 2.44m
UPVC window and radiator.

Bedroom Two: 14'6" 4.42m max x 7'6" 2.29m max
Two UPVC windows, storage and radiator.

Bathroom:
UPVC window, bath with shower over, low level wc, pedestal wash hand basin and radiator.

Externally:
There is a paved garden to the rear and two allocated parking bays to the front.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
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: A

EPC RATING: C
RY00007009.VS.EW.14.01.2025.V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 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

