



Brockwell Road, High Spen, Tyne And Wear, NE39 2FB

Living Local is delighted to present this beautifully presented modern home, located on the popular Bradley Point development in High Spen. The ground floor features a stylish open plan kitchen/dining area and a bright lounge with patio doors opening onto a fully enclosed, low maintenance rear garden, perfect for entertaining. There is also a spacious downstairs WC and a useful under stairs storage cupboard. Upstairs offers three well proportioned bedrooms, including a master bedroom with en-suite, along with a modern family bathroom. Externally, the property benefits from a double driveway and is ideally situated close to local amenities, schools, and excellent transport links. Early viewing is highly recommended! EPC Rating: B.



*****WELL PRESENTED*****

Modern Semi Detached Townhouse

Four Bedrooms

Lovely Outlook

Multi Vehicle Driveway

EPC Rating B

Offers Over £230,000

Lounge 16' 7" x 13' 11" (5.06m x 4.25m)

Benefits from bi-fold doors to the enclosed rear garden.

WIC 6' 8" x 3' 11" (2.04m x 1.19m)

Features a w/c and wash basin.

Kitchen/Diner 13' 3" x 11' 3" (4.04m x 3.44m) Max

Open plan kitchen/dining with a range of wall and base units for storage and white goods.

Master Bedroom 17' 3" x 16' 7" (5.25m x 5.06m) Max

The master bedroom features a stunning outlook over surrounding farm land, built in mirrored wardrobes

En-Suite 7' 6" x 6' 2" (2.28m x 1.88m) Max

Features white suite walk in shower, w/c and wash basin.

Bedroom 2 10' 0" x 9' 6" (3.04m x 2.89m)

Bedroom 3 9' 6" x 9' 2" (2.89m x 2.79m)

Bedroom 4 9' 8" x 7' 9" (2.94m x 2.35m)

Externally

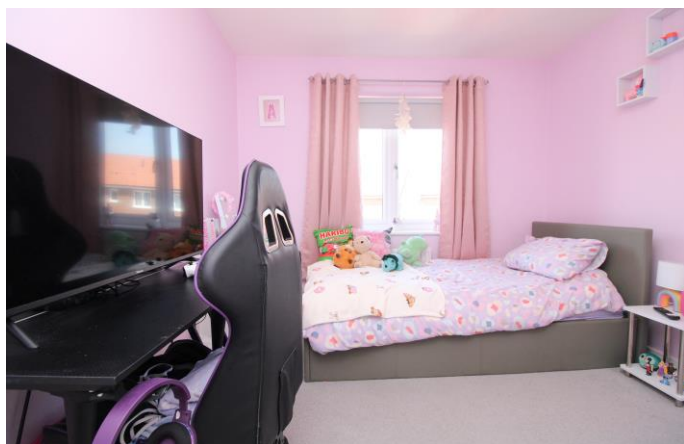
This lovely property features a double driveway to the front and easy to maintain enclosed garden to the rear ideal for family leisure and entertaining.

Additional Information

Council tax band C. EPC Rating B. We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/>
Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

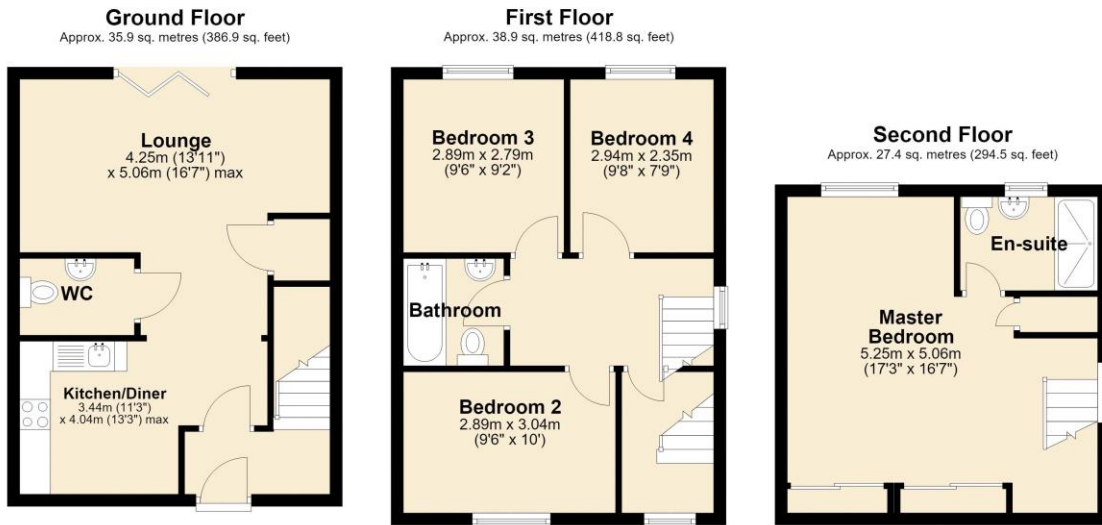
Important Note To Purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



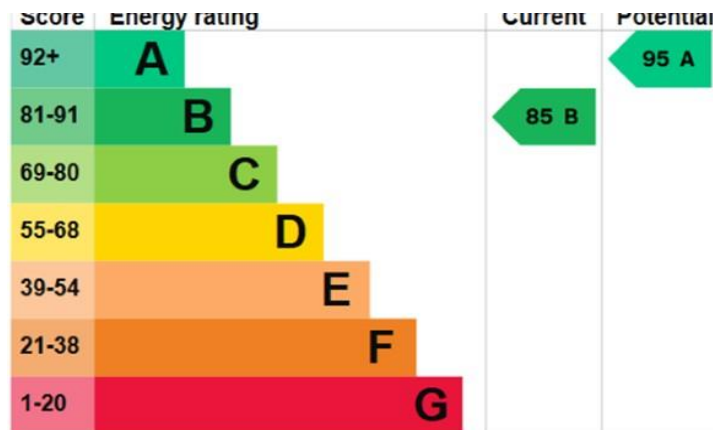


Floorplan



Total area: approx. 102.2 sq. metres (1100.2 sq. feet)

EPC Graph (full EPC available on request)



For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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