



Firwood Crescent | High Spen | NE39 2BT

**OIEO £235,000**



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**FAMILY HOME**

**OPEN PLAN LIVING**

**EXTENDED**

**STYLISH KITCHEN**

**LARGE GARDENS**

**OFF STREET PARKING**

**CUL DE SAC**

**VIEWING ESSENTIAL**

**RMS** | Rook  
Matthews  
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THIS FOUR-BEDROOM SEMI-DETACHED HOUSE IS FOR SALE IN HIGH SPEN, ROWLANDS GILL, OFFERING ACCOMMODATION SUITED TO FAMILIES SEEKING GOOD INTERNAL SPACE AND GENEROUS GARDENS.

THE GROUND FLOOR FEATURES AN OPEN-PLAN RECEPTION ROOM ARRANGED AS A COMBINED LIVING AND DINING SPACE, PROVIDING A PRACTICAL SOCIAL AREA. AN OPEN-PLAN, RECENTLY UPDATED KITCHEN INCLUDES SOME INTEGRATED APPLIANCES AND LINKS WELL WITH THE MAIN LIVING SPACE. THERE IS ALSO A CONSERVATORY, ADDING AN ADDITIONAL SEATING OR PLAY AREA OVERLOOKING THE GARDENS. A CONVENIENT ADDITIONAL WC SERVES THE FIRST FLOOR.

UPSTAIRS, THERE ARE THREE DOUBLE BEDROOMS, TWO OF WHICH INCLUDE BUILT-IN WARDROBES, OFFERING USEFUL STORAGE. THE FOURTH BEDROOM IS SUITABLE FOR USE AS AN OFFICE OR NURSERY. THE MAIN BATHROOM INCLUDES BOTH A SEPARATE SHOWER AND BATH.

EXTERNALLY, THE PROPERTY BENEFITS FROM AMPLE OFF-STREET PARKING AND LARGE GARDENS, SUITABLE FOR OUTDOOR PLAY, GARDENING, OR ENTERTAINING. THE LOCAL AREA PROVIDES ACCESS TO WALKING ROUTES, WITH COUNTRYSIDE AND WOODLAND PATHS NEARBY, INCLUDING ROUTES TOWARDS ROWLANDS GILL AND THE DERWENT VALLEY.

HIGH SPEN OFFERS LOCAL AMENITIES SUCH AS SHOPS AND SERVICES IN THE VILLAGE AND IN NEARBY ROWLANDS GILL. SCHOOLING OPTIONS ARE AVAILABLE IN THE SURROUNDING AREA, INCLUDING PRIMARY AND SECONDARY SCHOOLS IN ROWLANDS GILL AND FURTHER CHOICES IN NEIGHBORING COMMUNITIES. FOR WIDER FACILITIES, NEWCASTLE UPON TYNE AND GATESHEAD CAN BE REACHED BY ROAD.

PUBLIC TRANSPORT IS AVAILABLE VIA LOCAL BUS SERVICES LINKING HIGH SPEN WITH ROWLANDS GILL, METROCENTRE, AND NEWCASTLE. FROM NEWCASTLE, RAIL SERVICES CONNECT TO DURHAM, YORK, EDINBURGH, AND LONDON, WITH TYPICAL JOURNEY TIMES TO LONDON FROM AROUND THREE HOURS.

The accommodation:

Kitchen:

14'6" 4.42m x 6'7" 2.00m

Recently updated. UPVC door to the rear, two UPVC windows, fitted with a range of matching wall, tall and base units with work surfaces above integrated electric oven with hob, incorporating one and a half bowl sink unit with drainer, integrated fridge freezer, dishwasher and plumbing for washing machine, Breakfast bar, radiator and open to;

Dining Room: 12'8" 3.86m into bay x 11'1" 3.38m  
UPVC square bay window to the rear and radiator.

Lounge: 13'10" 4.22m into bay x 10'11" 3.33m  
UPVC square bay window and radiator.

Hall:

Understairs cupboard.

Conservatory: 9'11" 3.02m x 9'10" 2.99m

Wood framed conservatory with French doors to the garden.

First Floor Landing:

Radiator.

Bedroom One: 18'2" 5.53m max x 8'10" 2.69m

Two UPVC windows, fitted wardrobes and radiator.

Bedroom Two: 10'7" 3.22m x 10'4" 3.15m

UPVC window and radiator.

Bedroom Three: 11'2" 3.40m x 9'5" 2.87m

UPVC window, fitted wardrobes and radiator.

Bedroom Four: 6'2" 1.88m x 1'43" 1.46m

UPVC window and radiator.

Bathroom:

UPVC window, bath with shower, vanity wash hand basin, fully clad and heated towel rail.

WC:

UPVC window, low level wc and radiator.

Externally:

There are gardens to both the front and the rear and a driveway providing off street parking.

Garage:

Storage

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRES TO PREMISES

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.

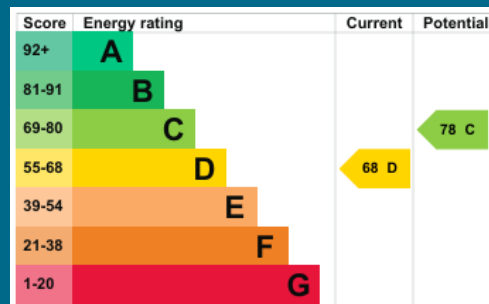
#### TENURE

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: C

EPC RATING: D

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**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.

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