EAST STREET

ROWLANDS GILL

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welcoming you home



Situated in the heart of High Spen Village, this charming stone built mid terrace offers generous living space, including a spacious lounge, fitted kitchen/diner, ground floor bathroom, and three well proportioned bedrooms. With an enclosed rear yard and pleasant outlooks to both front and rear, this lovely home is perfect for first time buyers, families, and investors alike. Early viewing recommended. Awaiting EPC.









- ***Stone Terrace Home***
- Three Bedrooms
- Village Location
- Deceptively Spacious
- Pleasant Outlooks
- Awaiting EPC













Lounge
16'5" x 15'9" Max
A spacious lounge with electric fireplace and pleasant outlook to the front playing green.

Kitchen/Diner
16'5" x 12'10" Max
A wrap around style kitchen with space for white goods and outlook into the yard.

Bathroom
8'0" x 6'8"
Features white suite bathroom- with wash basin, W/C and bath with overhead shower.

Bedroom 1
13'4" x 13'0" Max
Features built in wardrobe storage.

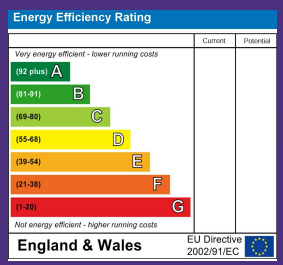
Bedroom 2
11'7" x 8'6" Max

Bedroom 3
12'0" x 8'1"

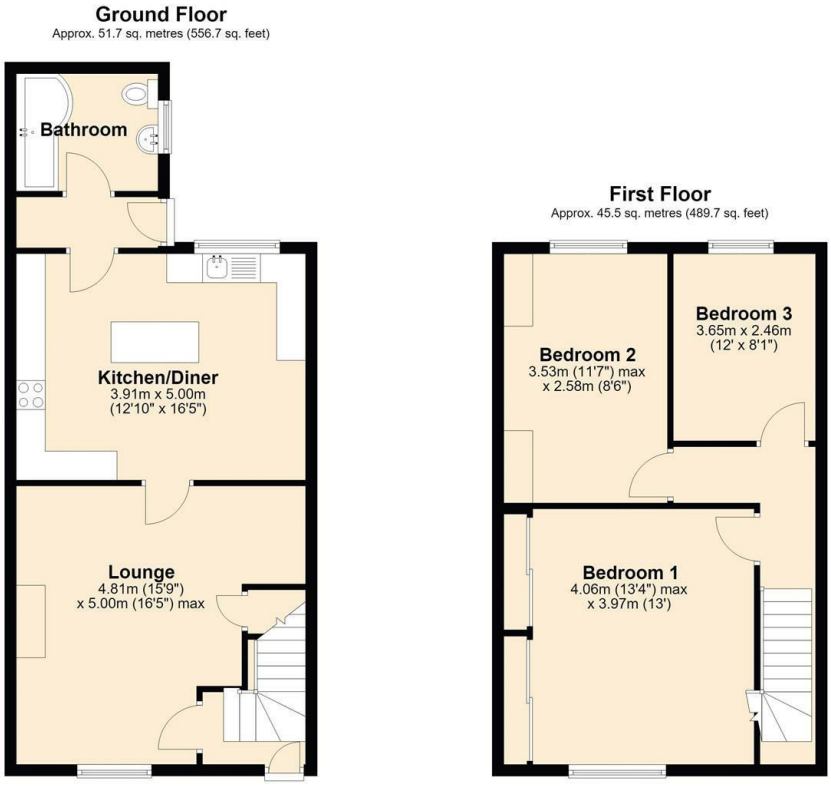
Externally
On street parking to the front and rear with lovely grass areas both sides of the property ideal for walking and playing. Bus stops are also close by ideal for commutes with village amenities a short walk away.

Additional Information
Council tax band A Awaiting EPC Rating. 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.



Asking Price £125,000



Total area: approx. 97.2 sq. metres (1046.4 sq. feet)

Disclaimer
1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



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