RAMSAY STREET

HIGH SPEN

livinglocal

welcoming you home



A charming and deceptively spacious three bedroom mid terrace home in the popular village of High Spen. Offering a separate lounge and dining room, extended galley style kitchen with additional family dining space, three good sized bedrooms and a spacious white suite bathroom. Outside, there is a unique detached maisonette style garage with additional storage space on a second floor with ladder access, alongside a beautifully maintained courtyard garden with mature planting and seating areas. A warm and versatile home with plenty to offer, an early viewing is highly recommended! EPC Rating C.









- ***SPACIOUS MID TERRACE HOME***
- Open Plan Lounge
- In The Heart Of High Spen Village
- Three Bedrooms
- Maisonette Garage
- EPC Rating C













Lounge
13'9" x 12'2" Max
A spacious lounge looking out onto the front street, with ornamental vintage fireplace.

Dining Area
14'4" x 12'11" Max
A spacious dining area with under the stairs cupboard storage. Separated from the lounge by sliding doors.

Kitchen/Diner
23'5" x 7'7"
Extended galley style kitchen and informal dining area looking into the courtyard style garden area. Fitted with a range of wall and base units for storage and space for white goods.

Bedroom 1
14'1" x 9'7" Max

Bedroom 2
14'3" x 9'7" Max

Bedroom 3
10'2" x 6'5"

Bathroom
11'3" x 7'2"
This spacious white suite bathroom features a bath with shower attachment, W/C, wash basin and separate step in shower.

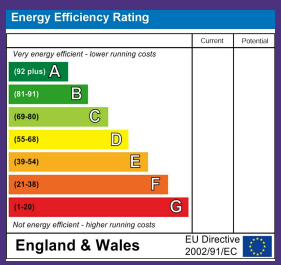
Garage
15'9" x 12'11"
The garage can be access via side lockable door and garage shutter door from the street.

Storage Level
15'9" x 12'11"
The second floor of the detached garage building is accessed via step ladder but could be converted to a whole host of different uses!

Externally
There is parking available to the front and rear of the property on street, along with detached garage to the back of the property. The property is close to bus stops and village amenities.

Additional Information
Council tax band: A EPC Rating C. 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.



Offers Over £105,000



Total area: approx. 150.9 sq. metres (1624.6 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.



35 Front Street, Winlaton, Tyne and Wear, NE21 6AF
0191 414 1200
info@livinglocalhomes.co.uk