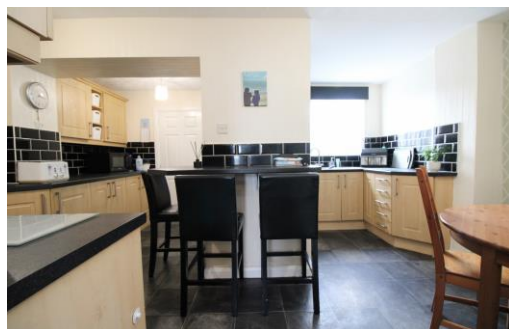




East Street, Rowlands Gill, Tyne And Wear, NE39 2HD

Situated in the heart of High Spenn 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*****

Pleasant Outlooks

Deceptively Spacious

Village Location

Three Bedrooms

Awaiting EPC

£125,000

Lounge 16' 5" x 15' 9" (5.00m x 4.81m) Max

A spacious lounge with electric fireplace and pleasant outlook to the front playing green.

Kitchen/Diner 16' 5" x 12' 10" (5.00m x 3.91m) Max

A wrap around style kitchen with space for white goods and outlook into the yard.

Bathroom 8' 0" x 6' 8" (2.45m x 2.03m)

Features white suite bathroom- with wash basin, W/C and bath with overhead shower.

Bedroom 1 13' 4" x 13' 0" (4.06m x 3.97m) Max

Features built in wardrobe storage.

Bedroom 2 11' 7" x 8' 6" (3.53m x 2.58m) Max**Bedroom 3 12' 0" x 8' 1" (3.65m x 2.46m)****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.

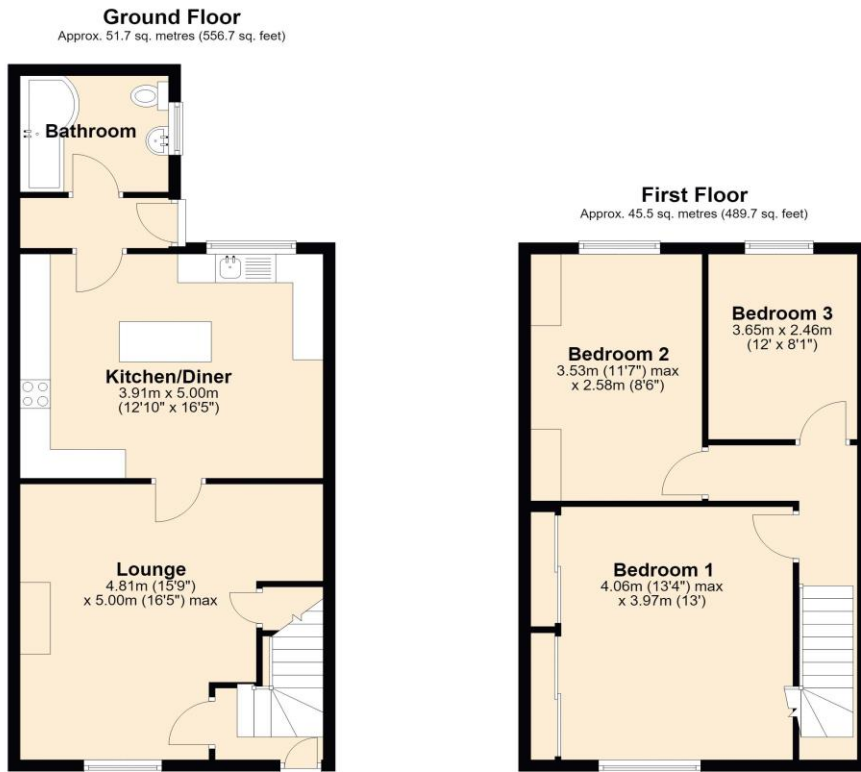
Important Note To Purchasers

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.





Floorplan



Total area: approx. 97.2 sq. metres (1046.4 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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