



Dobson Close | High Spen | NE39 2BF

**£199,950**



3



1



2

**Town House**

**Off Street Parking**

**Three Double Bedrooms**

**Garage**

**Kitchen Diner**

**Cul-de-Sac Location**

**Downstairs WC**

**Enclosed Rear Garden**

**RMS** | Rook  
Matthews  
Sayer

THIS THREE-BEDROOM TERRACED HOUSE IS FOR SALE IN THE VILLAGE OF HIGH SPEN, NEAR ROWLANDS GILL, OFFERING A PRACTICAL LAYOUT SUITED TO FAMILIES AND FIRST-TIME BUYERS.

ARRANGED OVER TOWNHOUSE-STYLE LEVELS, THE PROPERTY INCLUDES A RECEPTION ROOM ON THE FIRST FLOOR, PROVIDING A COMFORTABLE MAIN LIVING AREA AWAY FROM THE STREET. THE KITCHEN FEATURES DINING SPACE AND DIRECT ACCESS TO THE GARDEN, MAKING IT CONVENIENT FOR EVERYDAY MEALS AND OUTDOOR ENTERTAINING. THERE IS ALSO A USEFUL DOWNSTAIRS WC. ALL THREE BEDROOMS ARE DOUBLES; THE MAIN BEDROOM BENEFITS FROM AN EN-SUITE AND BUILT-IN WARDROBES, WHILE A SEPARATE FAMILY BATHROOM SERVES THE REMAINING ROOMS. THE HOUSE IS IN GOOD CONDITION THROUGHOUT.

OUTSIDE, THERE IS OFF-STREET PARKING AND A GARAGE, PLUS A GARDEN WITH DECKING, GIVING A PLEASANT OUTDOOR SPACE.

HIGH SPEN OFFERS A FRIENDLY VILLAGE ENVIRONMENT WITH LOCAL AMENITIES, INCLUDING SHOPS AND SCHOOLS WITHIN EASY REACH. NEARBY ROWLANDS GILL PROVIDES FURTHER SERVICES, AND THE SURROUNDING DERWENT VALLEY IS KNOWN FOR ITS WALKING AND CYCLING ROUTES. THE POPULAR GIBSIDE ESTATE (NATIONAL TRUST) IS A SHORT DRIVE AWAY, OFFERING WOODLAND WALKS AND OPEN GREEN SPACE.

PUBLIC TRANSPORT LINKS CONNECT HIGH SPEN TO SURROUNDING TOWNS SUCH AS ROWLANDS GILL, BLAYDON AND NEWCASTLE UPON TYNE VIA LOCAL BUS SERVICES, WITH TYPICAL JOURNEY TIMES INTO CENTRAL NEWCASTLE OF AROUND 35-45 MINUTES. BLAYDON AND WYLAM TRAIN STATIONS ARE ACCESSIBLE BY CAR OR BUS, OFFERING RAIL CONNECTIONS TOWARDS NEWCASTLE AND HEXHAM, MAKING THIS A PRACTICAL BASE FOR COMMUTING AND FAMILY LIFE.

The accommodation:

Entrance:

Composite door to the front, access to garage and radiator.

WC:

Low level wc, wash hand basin and radiator.

Kitchen Diner:

UPVC windows, UPVC French doors, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, integrated double oven with grill, integrated washing machine, fridge freezer and dishwasher, dining space<sup>4</sup> and radiator<sup>5</sup>.

First Floor Landing:

UPVC window, storage and radiator.

Lounge: 15'6" 4.72m x 10'7" 3.22m

Two UPVC windows and radiator.

Bedroom Three: 9'7" 2.92m x 9'2" 2.79m

UPVC window and radiator.

Bathroom wc:

Bath, low level wc, wash hand basin, part tiled and heated towel rail.

Second Floor Landing:

Storage and radiator.

Bedroom One: 15'7" 4.75m x 10'6" 3.20m

Skylight, fitted wardrobes and radiator.

En Suite:

Shower, low level wc, wash hand basin, part tiled, heated towel rail and radiator.

Bedroom Two: 12'3" 3.73m into alcove x 10'1" 3.07m

UPVC window and radiator.

Externally:

There is an enclosed garden to the rear. To the front of the property there is a double driveway providing off street parking and a garage.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband:

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. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

#### 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: TBC

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EPC RATING

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**RMS** | Rook  
Matthews  
Sayer



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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.

