



Robert Terrace, High Spen, Tyne and Wear, NE39 2AZ

*****CHAIN FREE***** This two bedroom terraced house in High Spen is an ideal first purchase or buy to let opportunity. The property comprises of living room, dining room and kitchen on the ground floor. To the first floor there are two double bedrooms and a bathroom. Externally there is a yard to the rear with on street parking and to the front there is a paved garden which has been left open to act as additional parking if desired. A viewing is highly recommended! EPC Rating D.

*****CHAIN FREE*****

Mid Terrace House

Two Double Bedrooms

On Street Parking

Close To Local Amenities

EPC Rating D

Offers Over £80,000

Living Room 15' 11" x 12' 3" (4.85m x 3.74m) Max
Open staircase and built in cupboard.

Dining Room 15' 11" x 12' 2" (4.85m x 3.70m) Max

Kitchen 11' 2" x 6' 10" (3.41m x 2.09m) Max
Fitted with a range of wall and base units with integrated cooker, fridge/freezer (included) and space for freestanding washing machine (not included).

Bedroom 1 15' 1" x 12' 3" (4.59m x 3.74m) Max

Bedroom 2 12' 2" x 10' 7" (3.70m x 3.23m) Max
Cupboard housing gas fired combi boiler.

Bathroom 8' 10" x 5' 1" (2.68m x 1.56m) Max
Bath with shower over, wash basin and W/C.

Externally

Yard to rear with parking available on street. Garden to front, paved to be used for seating or additional parking as required.

Additional information

This property is freehold. Council tax band A. We understand that the main roof was replaced by the current owners within the last 15 years.

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.

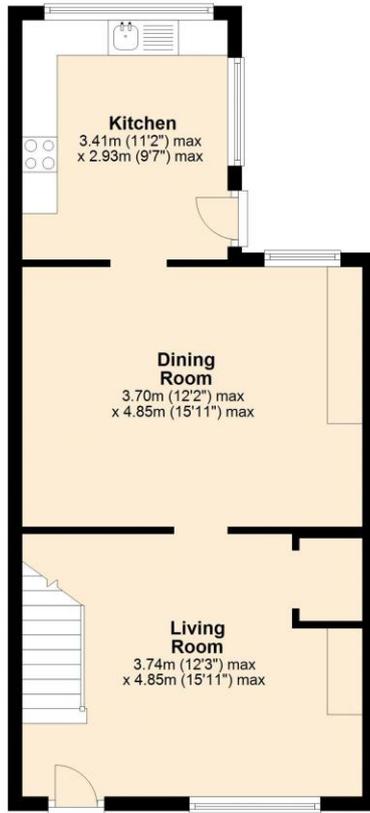
EPC Graph (full EPC available on request)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 99 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Floorplan

Ground Floor



First Floor



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