



2 bed terraced house to buy in

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

£100,000 Offers over

 x2  x1  x1

Tenure

Freehold

On Street parking

Property features

- ✓ Two bedroom
- ✓ Terrace house
- ✓ Garden to front and a rear yard
- ✓ Situated in High Spen
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Arrange a viewing

Lyndsay Greenwell
Senior Manager
Whickham

0191 477 5116
whickham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are thrilled to present this charming two-bedroom terrace house located in the vibrant Poplar area of High Spenn, just a stone's throw away from Rowlands Gill. This property enjoys convenient access to local amenities and excellent transport links.

Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious lounge, perfect for relaxation and family gatherings. The dining room offers a delightful space for mealtime conversations, and the kitchen provides functionality and potential for culinary creativity.

The home features two well-proportioned bedrooms, ideal for family living or guest accommodations. Completing the interior is a thoughtfully designed bathroom.

Outside, you'll find a quaint front garden, as well as a rear yard that can be used for outdoor entertaining or private enjoyment. This house is a wonderful opportunity for comfortable living in a desirable location.

Council Tax Band: A

Tenure: Freehold

Price: Offers over £100,000

Property Type: Terraced House

Parking: On Street

Listed property: No

Conservation area: No

Heating: Gas

Water meter: No

Entrance hall

Lounge

2.88m x 3.63m (9'5" x 11'10")



Dining room

4.13m x 3.66m (13'6" x 12'0")



Kitchen

2.11m x 3.24m (6'11" x 10'7")



Landing

Master bedroom

3.79m x 3.69m (12'5" x 12'1")



Bedroom two

2.78m x 3.66m (9'1" x 12'0")



Bathroom

1.87m x 2.72m (6'1" x 8'11")



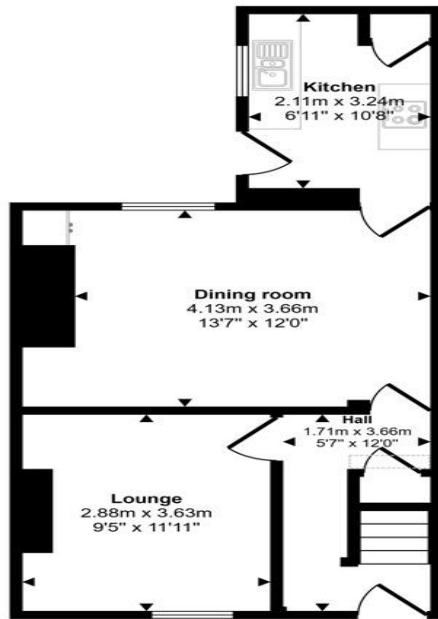
Front garden



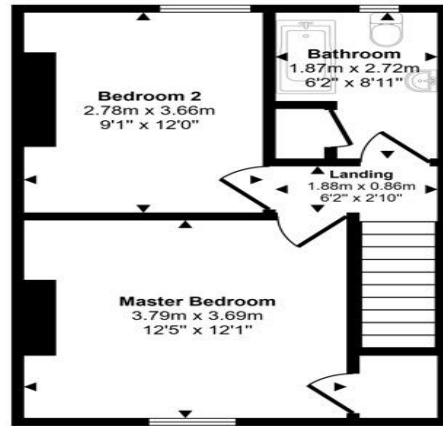
Rear yard



Approx Gross Internal Area
80 sq m / 859 sq ft



Ground Floor
Approx 43 sq m / 468 sq ft



First Floor
Approx 36 sq m / 391 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

Contact your local branch today for more information on this property:

4 Fellside Road, Whickham, Newcastle Upon Tyne, Tyne & Wear, NE16 4JU, Tel: 0191 477 5116, whickham@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

