

3 bed terraced house to buy in

Ethel Terrace, High Spen, Rowlands Gill, Tyne and Wear, NE39 2BH

£150,000 Offers Over

x 3 x 1 x 1

Tenure

Freehold

On Street parking

Property features

- Tenant In Situ paying £975 pcm
- Refurbished to a high standard
- Ground Floor W.C.
- Loft Space
- EPC Rating C

Key Information

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

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the market this beautifully refurbished three-bedroom terraced house, situated in the popular residential area of High Spen, Rowlands Gill.

Offered for sale with a tenant in situ, this property presents an excellent opportunity for investors looking to add to their portfolio, with the potential to benefit from an existing rental income from completion.

The property has been thoughtfully refurbished throughout, combining the character of a traditional terraced home with modern finishes and contemporary comforts. The accommodation briefly comprises a welcoming reception room, a well-appointed kitchen, three bedrooms, including one conveniently located on the ground floor, and a modern family bathroom. A separate ground floor WC adds further practicality.

The refurbishment has created a comfortable and well-presented home, with neutral décor and quality fittings throughout. The existing tenancy makes this an appealing option for landlords seeking an investment with a tenant already in place.

Located in High Spen, Rowlands Gill, the property benefits from a popular residential setting with a welcoming community and convenient access to local amenities and transport links.

Whether you are an experienced landlord or looking to take your first step into property investment, this is a fantastic opportunity to secure a refurbished property in a desirable location.

Early viewing is highly recommended. Contact Pattinson Estate Agents today for further information or to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £150,000

Property Type: Terraced House

Parking: On Street

Listed property: No

Conservation area: No

Heating: Gas

Water meter: No

Front Exterior



Entrance Hall

Inner hallway leading to the W.C, Bedroom 3 and Lounge.



Living Room

4.00m x 3.50m (13'1" x 11'5")

This stunning contemporary living room has been thoughtfully designed to create a stylish yet comfortable space for relaxing and entertaining. A striking feature media wall with inset ambient LED lighting provides the perfect focal point, complemented by a sleek, wall-mounted electric fireplace and bespoke low-level cabinetry.

Large mirrors and textured feature panels enhance the sense of space and light, while modern vertical radiators add both practicality and design appeal. The room is finished with elegant herringbone flooring, crisp neutral décor and contemporary lighting, creating a bright and welcoming atmosphere.

Generous proportions easily accommodate large sofas, making this an ideal family living space that perfectly balances modern luxury with everyday comfort.



W.C.



Bedroom 3

3.60m x 2.90m (11'9" x 9'6")



A bright and spacious ground floor bedroom featuring light grey herringbone flooring and crisp white walls, creating a clean and contemporary feel. The room benefits from plenty of natural light through the large window with stylish Venetian blinds.

The room has white internal doors with silver handles, built in wardrobe and a striking crystal-style pendant light, adding an elegant touch. With its generous floor space and neutral décor, the room offers plenty of flexibility for a dining table and chairs, making it an ideal space for entertaining or family meals.

Kitchen



This beautifully presented contemporary kitchen has been finished to an exceptional standard, offering a sleek and sophisticated design. Featuring a range of high-quality grey shaker-style units complemented by marble-effect worktops and a stylish herringbone-effect floor, the space is both practical and elegant. Integrated appliances, under-cabinet lighting and a modern inset sink enhance the clean, streamlined finish.

A striking recessed ceiling with LED spotlights and ambient mood lighting creates a bright and inviting atmosphere, while large windows fitted with contemporary Venetian blinds flood the room with natural light. A feature designer radiator adds a unique focal point, completing this impressive kitchen that perfectly combines style, functionality and luxury.

Bedroom 1

3.60m x 2.90m (11'9" x 9'6")



This beautifully presented double bedroom offers a bright and tranquil retreat, finished in a contemporary neutral colour palette that complements a wide range of furnishings. A large window fitted with stylish Venetian blinds allows plenty of natural light to flood the room while maintaining privacy.

The room provides ample space for a double or king-size bed and additional bedroom furniture, with soft fitted carpeting adding warmth and comfort underfoot. Modern internal doors, tasteful lighting and clean, crisp décor create a welcoming atmosphere, making this an ideal principal or guest bedroom.

A well-proportioned and immaculately presented space, perfect for relaxing at the end of the day.

Bedroom 2

3.80m x 3.50m (12'5" x 11'5")



This second bedroom is also beautifully presented double bedroom offers a bright and tranquil retreat, finished in a contemporary neutral colour palette that complements a wide range of furnishings. A large window fitted with stylish Venetian blinds allows plenty of natural light to flood the room while maintaining privacy.

The room provides ample space for a double or king-size bed and additional bedroom furniture, with soft fitted carpeting adding warmth and comfort underfoot. Modern internal doors, tasteful lighting and clean, crisp décor create a welcoming atmosphere, making this an ideal principal or guest bedroom.

A well-proportioned and immaculately presented space, perfect for relaxing at the end of the day

Bathroom



This beautifully appointed contemporary bathroom has been finished to an exceptional standard, featuring elegant stone-effect wall tiling, sleek grey vanity cabinetry and stylish matte black fixtures throughout. The modern suite comprises a fitted bath with overhead rainfall shower and glass screen, a contemporary wash basin with integrated storage, and a low-level WC.

Natural light streams through the window, enhanced by modern Venetian blinds, creating a bright and airy atmosphere. A striking round feature mirror and coordinated black fittings add a touch of luxury, while the neutral colour palette provides a timeless and sophisticated finish.

Combining style, practicality and high-quality design, this stunning bathroom offers a luxurious space for everyday living.

Loft Space

4.80m x 4.10m (15'8" x 13'5")



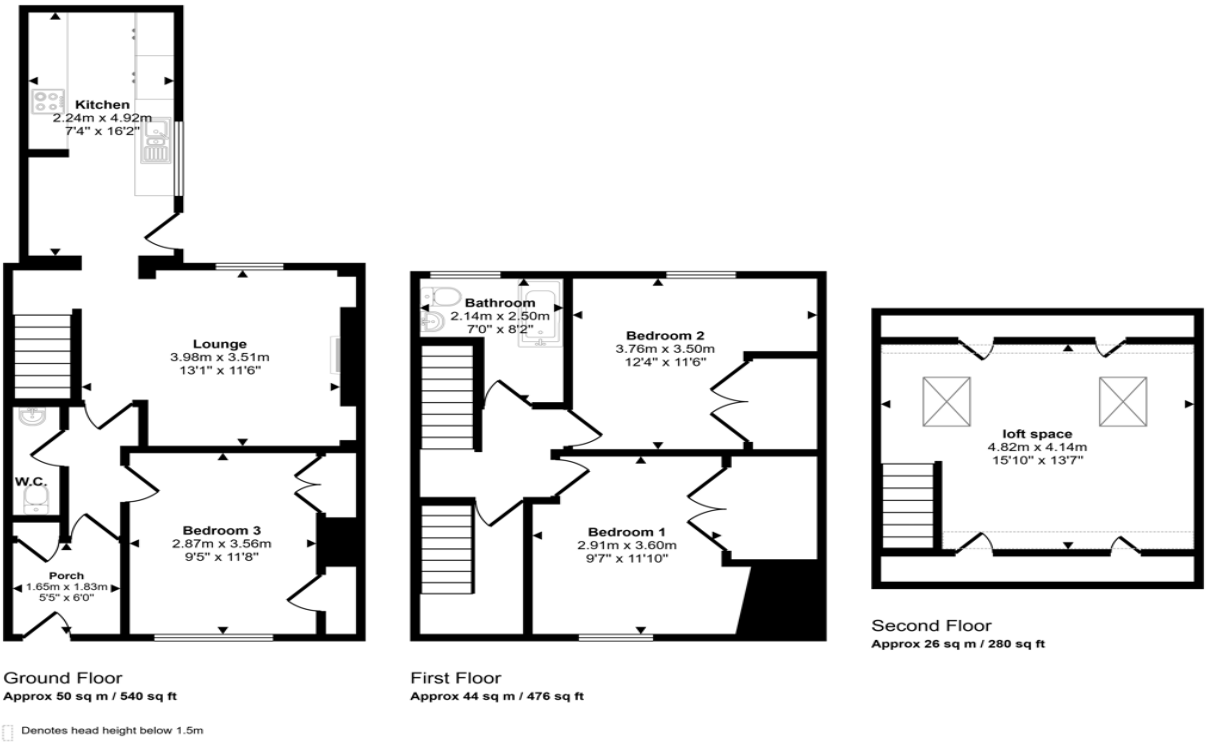
This superb converted loft room provides a versatile and spacious area, ideal as an additional bedroom, home office, hobby room or snug. Featuring exposed character beams and a large rooflight, the room enjoys an abundance of natural light while retaining a stylish blend of contemporary design and original charm.

Finished with neutral décor and soft fitted carpeting, the space offers a bright and welcoming feel, with ample floor space for a variety of furniture layouts. Useful eaves storage adds practicality, making excellent use of the available space.

A beautifully presented and highly adaptable room, perfect for modern family living.

Rear Yard

Approx Gross Internal Area
120 sq m / 1296 sq ft



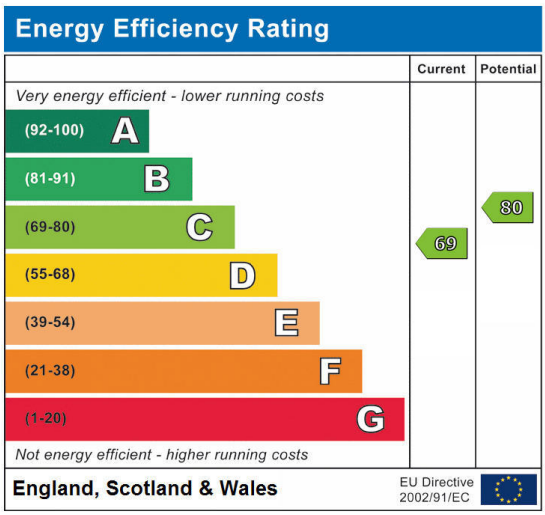
Ground Floor
Approx 50 sq m / 540 sq ft

First Floor
Approx 44 sq m / 476 sq ft

Second Floor
Approx 26 sq m / 280 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.



Ethel Terrace, High Spen, Rowlands Gill, Tyne and Wear, NE39 2BH

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

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