

TO VIEW PROPERTIES CONTACT
sales@tyneandcountry.com or telephone 01207 260 707



Tyne & Country Station Road, Rowlands Gill, NE39 1PZ

www.tyneandcountry.com



Tyne & Country

REAL HOMES FOR REAL PEOPLE

32 East Street, High Spen



£124,500

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**** FULLY REFURBISHED ** MUST TO BE SEEN ****

***** TOTALLY UNIQUE END TERRACE PROPERTY *****

****** SPECTACULAR BESPOKE LIGHTING ******

Tyne and Country are excited to bring to the market this fabulous three bedroom end terrace property. The house has been refurbished to a high standard with outstanding detail and presentation, decorated with a neutral decor throughout. The main reception rooms have spectacular central canopy lighting, shedding fabulous mood lighting effects. Ceiling and wall lighting in all rooms enabled with remote control unique colour changing Led lighting systems. This abode certainly has the wow factor in many ways with an impressive, individually designed bathroom which is one of the prominent features.

The property briefly comprises of; entrance, living room, dining room, kitchen, rear lobby, bathroom, and to the first floor, three bedrooms.

Overall, rarely will a property with such unique style and contemporary design be found in the area.

EPC rating D

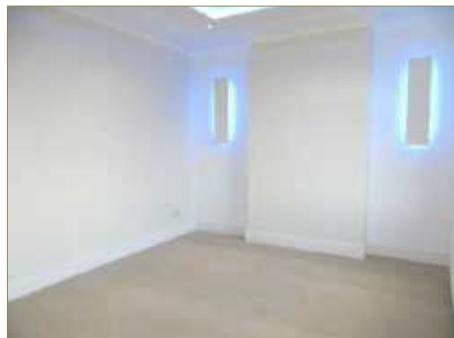
Accommodation comprises

Entrance

Double glazed door leading into the living room.

Living room 15'9" x 12'2"

Great living space with double glazed window to the front and a radiator. Open door leading to the 2nd reception room



Dining room 15'9" x 14'3"

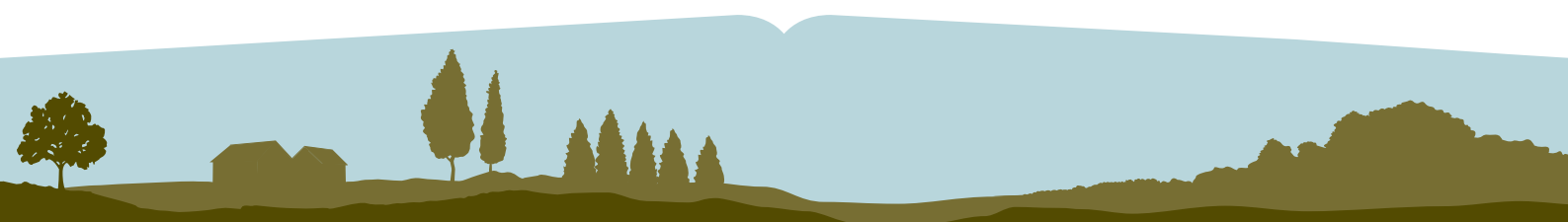
Dining room with a double glazed window to the rear and a radiator. Staircase to 1st floor. Door to the kitchen.



Kitchen details 7'7" x 11'7"

Fitted with stylish wall and floor units with contrasting work surfaces incorporating circular stainless steel sink and drainer. Integrated microwave, gas hob with extractor hood and an electric cooker. Space for a fridge freezer, washing machine and dishwasher. Double glazed window and a radiator. Door to the rear lobby.

Kitchen photographs



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Bathroom 7'7" x 6'7"
Stylish fitted bathroom fitted with high specification bath, glass sink with fountain tap and WC. Fully tiled with Travertine tiling and dramatic bespoke lighting, double glazed window and a chrome towel rail.. A SHOWROOM BATHROOM THAT WILL BE THE ENVY OF MANY.

Rear lobby
With a storage cupboard and double glazed door leading to the rear yard. Door leading to the bathroom.

Bedroom two 8' x 12'2"
Double glazed window to the front with views and a radiator.

Stairs to first floor
Open staircase from the dining room with banister fitted with bespoke lighting. Landing with glass panels to the ceiling to give natural daylight from skylights and then lighting when required. Hatch giving access to the loft.

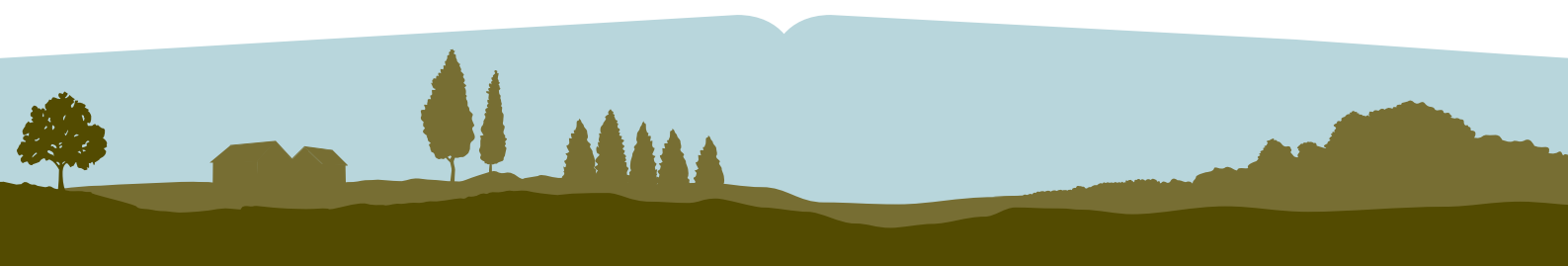


Bedroom three 7'3" x 12'2"
Double glazed window to the front with views and a radiator.



More bathroom photographs

Bedroom one 12'2" x 14'5"
Great sized double bedroom, double glazed window with views to the rear and a radiator. Storage cupboard housing the boiler.



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External

To the front is a small town garden, and to the rear is an enclosed gravelled yard



Bespoke lighting



More light effects



Extra Information

We have been informed by the vendor that the following are ALL BRAND NEW

Roof - pitched and flat; External rendering
All external windows and doors; All internal doors and woodwork
All internal walls have been over boarded and re-plastered; Ceiling with sky lights over staircase and landing
Condensing combi boiler and radiators
Kitchen; fully tiling
Designer bathroom, fully tiled in Travertine with decorative glass sink and tap.
Carpets and laminate flooring throughout
Ceiling and wall lighting in all rooms enabled with remote control unique colour changing Led lighting system
Fully Rewired and re-decorated to high standard.

Views

Across to open country side of High Spen from the front.



Location

High Spen is a village within close proximity to Rowlands Gill and Greenside, situated approximately 15 Minutes drive from the Gateshead Metrocentre and the A1 North and South, allowing good road access to all major Tyneside areas. With beautiful surrounding countryside and attractions that include Chopwell Woods, Garesfield Golf Club and the picturesque Derwent Walk, (being the habitat of several pairs of Red Kites). The local school is High Spen Primary School and the secondary school would be Thorpe Academy in nearby Ryton. There are many local amenities including a convenience store with a Post office, hairdresser/beauty salon, saddlery shop, Chinese takeaway, tea rooms, doctors (now relocated in Rowlands Gill), a care home, 2 social clubs and a public house.



Viewings

ALL VIEWINGS ARE TO BE MADE THROUGH THE AGENT WITHOUT EXCEPTION. VENDORS ARE NOT OBLIGED TO SHOW YOU AROUND THE PROPERTY WITHOUT DUE NOTIFICATION.

Opening hours

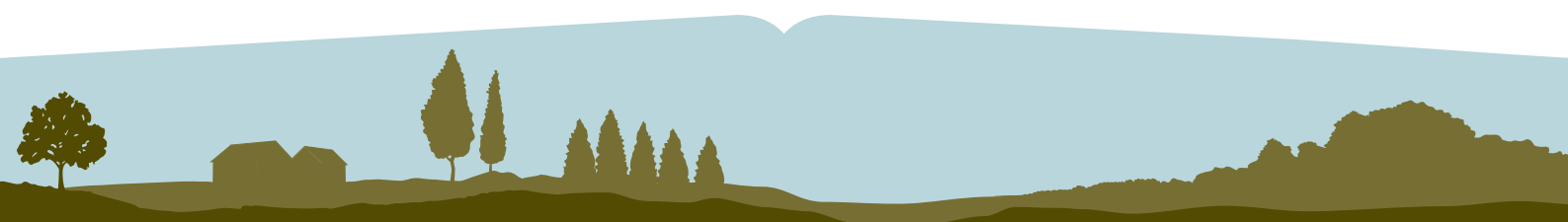
OUR OFFICE IS OPEN MONDAY TO FRIDAY 9.00AM UNTIL 5.00PM AND SATURDAYS 10.00AM UNTIL 2.00PM.

OUT OF THESE HOURS THERE IS AN ANSWER PHONE SERVICE OR PLEASE EMAIL sales@tyneandcountry.com

YOU CAN ACCESS ALL OF OUR PROPERTIES BY SEARCHING ONLINE www.rightmove.co.uk OR www.tyneandcountry.com

Mortgages

We now offer a FREE INITIAL CONSULTATION to both our buyers and sellers. A member of our financial team can chat with you. We have access to a range of lenders and products. Please ask one of our team for your FREE, NO OBLIGATION mortgage appointment. Flexible appointments are available in our office or at your home.

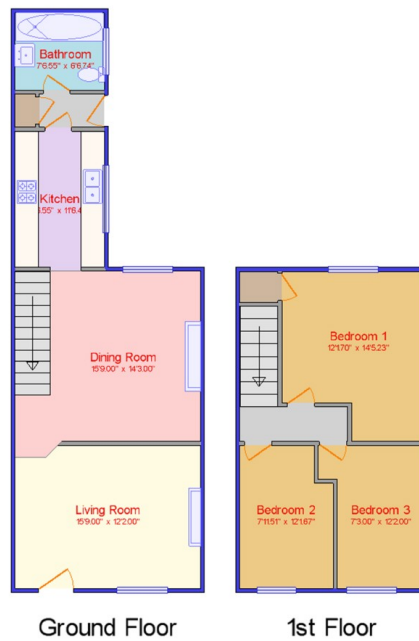


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Total approx floor area: 94.6 m² (1018.6 ft²)
Ground Floor: 55.0 m² (591.9 ft²)
1st Floor: 39.6 m² (426.7 ft²)
Dimensions are for space within rooms only.
Produced using PlanMaker 2007 v7.1.0

