



**2 bed terraced house to buy in**  
Towneley Terrace, High Spenn, Rowlands  
Gill, Tyne and Wear, NE39 2HJ

**£100,000** Offers Over

 x2
  x1
  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Two bedroom mid terrace
- ✓ Lounge and dining room
- ✓ Gas Central Heating & Double
- ✓ Wood burner stove
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Fantastic opportunity to purchase this two bedroom mid terrace property located in the popular area of High Spen. This property offers good size living accommodation with two reception rooms and two double bedrooms. The property has been improved and maintained by the current owners to a very high standard with many features including a wood burner stove, feature fireplace and open countryside views to the front of the property.

Towneley Terrace is conveniently located for access to both High Spen and Chopwell, which gives access to a range of parks, shops, restaurants, schools and healthcare facilities, with Garesfield Golf Club less than 1 mile from the property. There are several buses leave from the bus stops on Clayton Terrace Road, which take you to Consett, Gateshead Metro Centre, and Newcastle.

The floorplan comprises Lounge, dining room, kitchen, rear porch and bathroom. To the first floor two double bedrooms, further benefits include gas central heating, double glazing, rear yard and open countryside views.

We highly recommend viewing to fully appreciate what this lovely property has to offer.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £100,000

Property Type: Terraced House

Parking: On Street

Year built: 1920

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Dining Room

4.10m x 3.10m (13'5" x 10'2")

Double glazed front aspect window, single radiator, wooden flooring, open plan into the lounge.



## Lounge

4.10m x 4.40m (13'5" x 14'5")

Feature inglenook fireplace with a wood burner stove, single radiator, stairs to the first floor, double glazed rear aspect window.



## Kitchen

3.70m x 2.10m (12'1" x 6'10")

Fitted wall and base units incorporating counter work tops with a one and a half bowl sink unit, built in electric cooker, hob with extractor hood over, space for a washing machine and dish washer, partly tiled walls, built in cupboard with combination boiler, double glazed rear aspect window.



## Rear porch

Double glazed rear aspect door leading to the rear yard, door into the bathroom.

## Bathroom

White three piece suite comprising panelled bath with shower over, vanity wash hand basin, low level w.c. heated towel rail, tiled walls, extractor fan, down lighting, double glazed rear aspect window.



## First floor landing

Access to loft

## Bedroom One

3.80m x 3.30m (12'5" x 10'9")

Double glazed front aspect window with open countryside views, single radiator, feature fireplace, built in cupboard, exposed floor boards.



## Bedroom Two

4.20m x 2.80m (13'9" x 9'2")

Double glazed rear aspect window, single radiator, built in cupboard, exposed floor boards.



## Rear yard

Mainly paved with fenced boundaries and gate access.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			91
(69-80) <b>C</b>		73	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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