



Strothers Road, High Spenn, Rowlands Gill

£145,000 Offers in Excess Of

MICHELLE ROPER

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# Strothers Road

High Spen, Rowlands Gill, NE39 2HR

Beautifully presented 2 Bedroom Terraced House on Strothers Road in the ever popular location of High Spen, Rowlands Gill.

Situated in a private cul-de-sac and enjoying an enclosed private garden to rear.

The property briefly comprises of Entrance Hall, Lounge, Kitchen/Dining Room and ground floor WC with. First Floor offering Landing, Master Bedroom, Bedrooms 2 and Family Bathroom.

Cosmetically and aesthetically pleasing throughout, the current Vendors have created a beautiful home ready to move into.

Early viewing is highly recommended.

**Price: £145,000 Offers in Excess Of**



# Accommodation

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## Entrance Hall

Through the composite front door we enter into the Hall. Ahead leads to the Lounge with Kitchen to the right and conveniently situated WC to the left. A carpeted open spindle staircase sits to the left providing access to first floor accommodation. The room features a single radiator and wood flooring underfoot.

## Lounge

Situated to the rear of the property is the spacious Lounge. Double glazed French doors open out to the private rear garden beyond. The current owners have a dining area within the Lounge and the room features a double radiator, large storage cupboard and carpet underfoot.



# Accommodation

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## Kitchen / Dining Room 3.63 m x 3.97 m

The Kitchen/ Dining Room is the perfect space for entertaining. The Kitchen benefits from a range of white high gloss wall and base units with complimentary chrome handles and otop worksurfaces leading to an inset 1.5 bowl stainless steel sink with single drainer and mixer tap. Integrated appliances include electric oven and hob with overhead extractor hood, fridge freezer and dishwasher and is plumbed for automatic washing machine. The room is accommodating of a small dining table and features a double glazed window to front elevation. The room benefits from a single radiator tiled floor underfoot.

## WC

Conveniently situated off the Hallway is the ground floor WC, consisting of a two piece comprising of low level WC and wall mounted corner wash hand basin. A double glazed opaque window looks to front elevation and the room features a single radiator and wood flooring underfoot.



# Accommodation

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## First Floor Landing

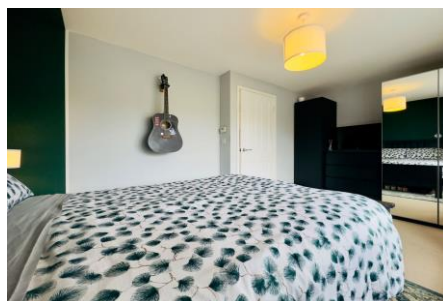
The carpeted landing provides access to Master Bedroom, Bedroom 2 and Bathroom. The landing is spacious with open spindle balustrade and single radiator.

## Master Bedroom

Situated to the rear of the property is the double Master Bedroom. A double glazed window looks to rear elevation underneath which sits a single radiator. The room is accommodating of wardrobe and drawers and benefits from carpet underfoot.

## Bedroom 2

Bedroom 2 is situated to the front of the property and benefits from two double glazed windows to front elevation. The room features a spacious built in over-stair storage cupboard, single radiator and carpet underfoot.



# Accommodation

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## Bathroom

The Family Bathroom consists of a white three piece suite comprising of panelled bath, pedestal wash hand basin and low level WC. An opaque double glazed window looks to side elevation and the room features a single radiator and complimentary wood floor underfoot.

## Externally

The property enjoys an open approach to front with paved pathway leading to front entrance, to the left is a tarmac driveway for one vehicle and to the right a small garden laid mainly to mature shrubbery. For households with more than one car, this area could be easily transformed in to a second driveway.

To the rear is a private garden with fenced boundary. Laid mainly to artificial grass with raised bed planters. To the right is a gate providing access to side and front of property. The garden is accessible via French doors from the Lounge, out on to a patio area ideal for outdoor dining.



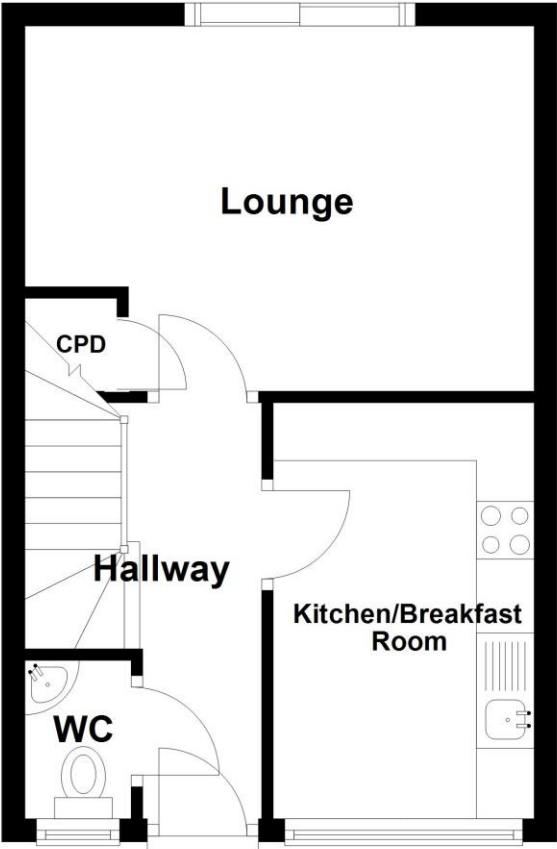
# Floor Plan & EPC

**Approximate Gross Internal Area**

Ground Floor	21.3 sq. metres / 229.4 sq. feet
First Floor	30.5 sq. metres / 327.8 sq. feet
<b>Total</b>	<b>51.8 sq. metres / 557.2 sq. feet</b>

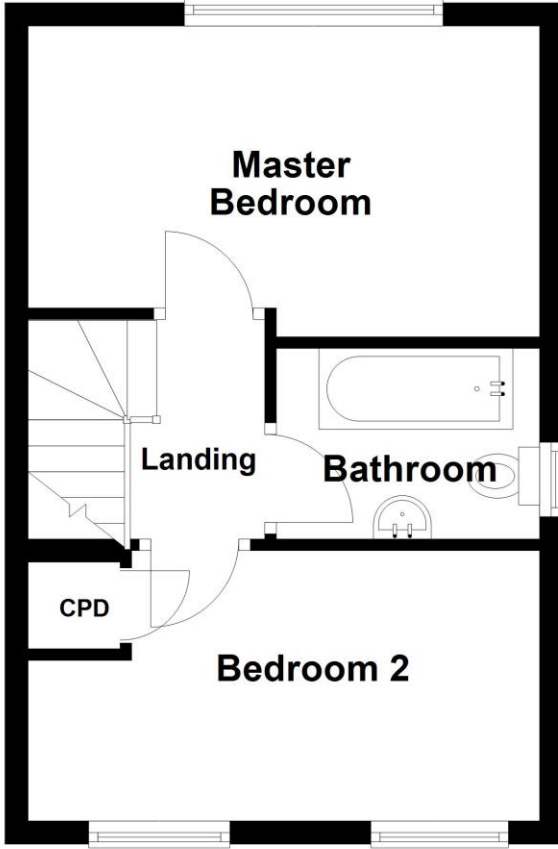
## Ground Floor

Approx. 21.3 sq. metres (229.4 sq. feet)



## First Floor

Approx. 30.5 sq. metres (327.8 sq. feet)



Total area: approx. 51.8 sq. metres (557.2 sq. feet)





Local Authority  
Newcastle Upon Tyne

Council Tax  
Band A

Tenure  
Freehold

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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