



To buy

pattinson 

## 2 bed terraced house to buy in

Towneley Terrace, High Spenn, Rowlands Gill, Tyne and Wear, NE39 2HJ

# £100,000





 x2  x1  x2

Tenure

**Freehold**

On Street parking

## Property features

-  Two Bedroom Terrace
-  Ideal for First Time Buyers and Investors
-  Garden Pod to the Rear
-  Refurbished to a good standard
-  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: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

\*\*\*TWO BED TERRACE\*\*\*

\*\*\*SHOWER ROOM UPSTAIRS\*\*\*

\*\*\*GARDEN POD IN REAR YARD\*\*\*

Pattinson are pleased to welcome this beautifully presented two bedroom terrace, located on Towneley Terrace in High Spen.

The property comprises a living room, dining room and kitchen to the ground floor, with two bedrooms and the shower room upstairs. Externally, there is a rear yard with an insulated garden pod. Parking is on the street to the front.

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 MetroCentre, and Newcastle.

Please contact our Whickham Team to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: £100,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Living Room

Storage cupboard, uPVC double glazed window, central heating radiator, wooden flooring, open with the dining room.



## Dining Room

uPVC double glazed window, wooden flooring, open plan with the kitchen. Central heating radiator and stairs to the first floor.



## Kitchen

A range of wall and floor units, integrated gas hob, electric oven and microwave. Undercounter space for washing machine and dish washer, and space to fit a fridge/freezer. uPVC double glazed window and door leading to the rear yard.



## Landing

Doors leading to Bedrooms 1 and 2, and the family bathroom.



## Bedroom 1

Double room with uPVC double glazed window, central heating radiator, wooden parquet flooring.



## Bedroom 2

Double room with in-built storage cupboard housing the boiler. uPVC double glazed window, small single glazed original window. Central heating radiator.



## Shower Room

Pedestal sink, low lying toilet and walk-in shower unit. Wood effect flooring. Original feature window with stained glass insert.



## Externally

There is a yard to the rear, which houses a garden pod, which is electrified and lends itself to a multitude of uses.



## Garden Pod

Featuring two uPVC windows, and a French door, the building is served by electricity.



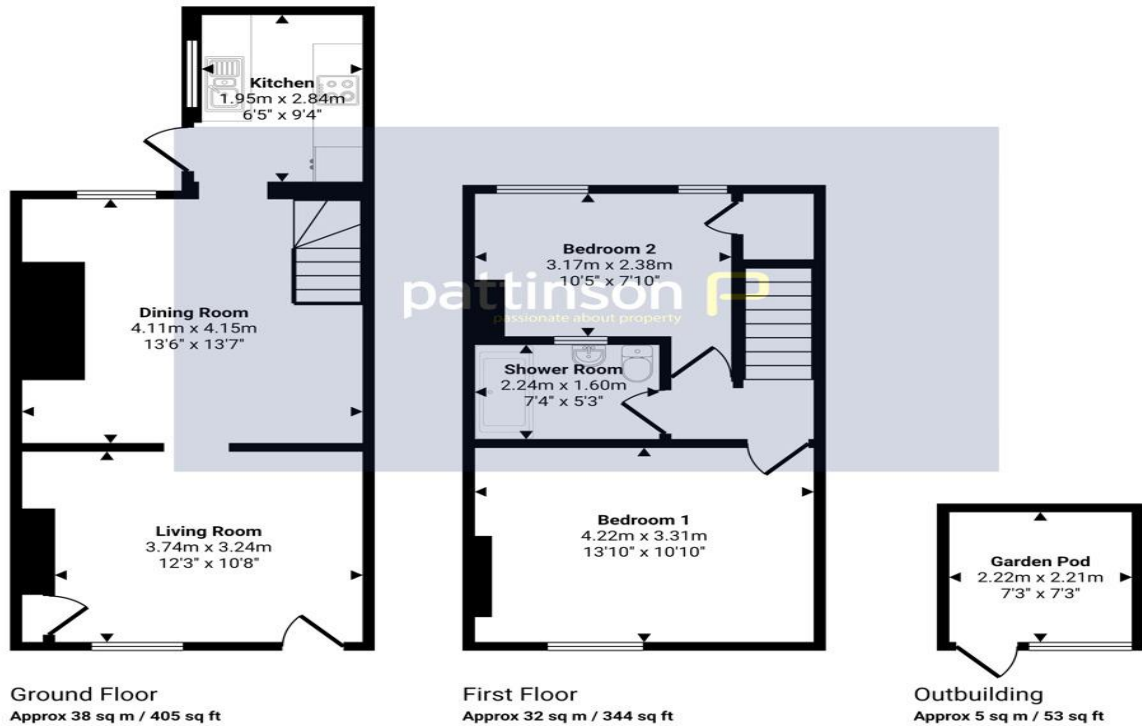
## Information

The property has had a dampcourse injected in 2023, which comes with a 25 year guarantee.

The property is located within Gateshead Council's boundary. Council Tax is Band A (accurate as of April 2025).



Approx Gross Internal Area  
75 sq m / 802 sq ft



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) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         | 86        |
| (69-80) <b>C</b>                            |  | 69                      |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <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:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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