



3 bed terraced house to buy in

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

£135,000 Starting Bid

 x3  x1  x1

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

Description

TO BE SOLD VIA OUR ONLINE AUCTION. FEES APPLY.

TENANT IN SITU

We at Pattinson Estate Agents are absolutely delighted to offer for sale this beautifully refurbished three-bedroom terraced house located in the peaceful area of High Spen, Rowlands Gill. With a tenant in situ, this property represents a great investment opportunity that should not be missed.

Upon entering the property, you will be impressed by its high-standard refurbishment which is apparent throughout. The house comprises three well-presented bedrooms, one of which is on the ground floor that provide ample space and comfort. The accommodation offers a fabulous reception room which showcases the charm and elegance of the property.

Adding to the convenience is a modern bathroom, stylishly appointed with chic fixtures, and contributes to creating a relaxing atmosphere after a long day. Additionally, a ground floor W.C is present which is a practical addition to this wonderful home.

The property has been thoughtfully renovated, preserving the charm of a period property whilst incorporating the amenities desired in a modern house. Warm neutral tones and quality fittings with attention to detail make this place a comfortable home or a suitable investment with a good rental yield.

Enjoy the benefits of living in High Spen, Rowlands Gill, a delightful location, known for its welcoming community and advantageous connection routes to other parts of the city.

Whether you're considering investing or settling into a homespun property, this terraced house serves as an exceptional choice. Don't miss out on your chance to secure a property in a desirable location, and get in touch with us at Pattinson Estate Agents for further details or to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £135,000

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.



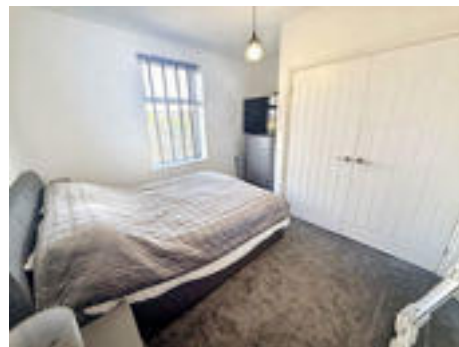
Bedroom 2

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

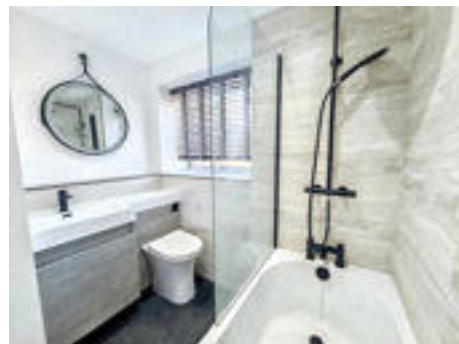


Bathroom

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.

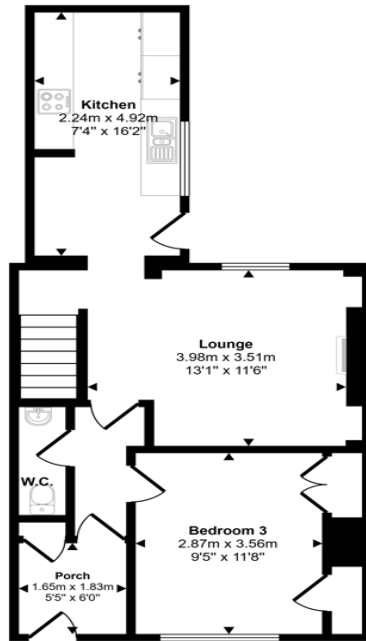
Finished with neutral décor and soft fitted carpeting, the space offers a bright and welcoming feel, with ample floor space for a variety of furniture layouts. Useful eaves storage adds practicality, making excellent use of the available space.

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

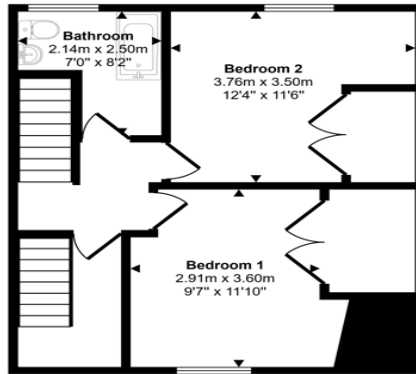


Rear Yard

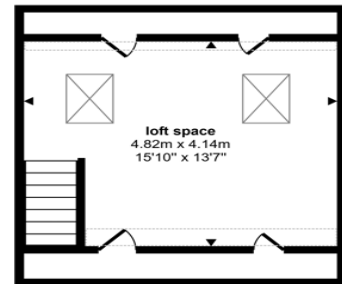
Approx Gross Internal Area
120 sq m / 1296 sq ft



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.

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

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

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