



## 2 bed semi-detached bungalow to buy in NE39

Dobson Close, High Spen, Rowlands Gill, Tyne and Wear, NE39 2BF

**£200,000**

 x2  x1  x1

Tenure  
**Freehold**

Driveway & Garage parking

## Property features

- ✓ Two Bedrooms
- ✓ Semi Detached Bungalow
- ✓ Driveway
- ✓ Garage
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

We are delighted to introduce this two-bedroom semi-detached bungalow, fresh to the market and ideally positioned on a beautiful and private residential street within the popular village of High Spen.

This charming home offers well-proportioned accommodation throughout, featuring a spacious lounge perfect for relaxing or entertaining, alongside a fitted kitchen with ample storage and workspace. The property further benefits from two comfortable bedrooms, making it ideal for downsizers, first-time buyers, or those seeking single-level living.

Externally, the home boasts a private rear garden, providing a pleasant outdoor space, as well as the added advantage of a garage and off-street parking.

Dobson Close is a quiet, residential cul-de-sac located within a semi-rural setting between the Tyne and Derwent valleys, offering a peaceful lifestyle while remaining well-connected. High Spen benefits from a range of local amenities including shops, cafes, pubs and a primary school, along with excellent access to scenic walks and cycle routes such as Chopwell Woods.

The area is also conveniently located within easy reach of Newcastle upon Tyne making it ideal for commuters.

Overall, this property represents a fantastic opportunity to acquire a well-located bungalow in a desirable and peaceful setting.

Early viewing is highly recommended to fully appreciate what this home has to offer.

Council Tax Band: B

Tenure: Freehold

Price: £200,000

Property Type: Semi-detached Bungalow

Parking: Driveway & Garage

Heating: Gas

## Front External

---

### Lounge

5.71m x 2.92m (18'8" x 9'6")



### Kitchen

4.10m x 2.90m (13'5" x 9'6")

---

### Bedroom One

3.43m x 2.97m (11'3" x 9'8")

---

### Bedroom Two

4.03m x 2.17m (13'2" x 7'1")

---

### Back Garden



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	78	
(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	

Dobson Close, High Spen, Rowlands Gill, Tyne and Wear, NE39 2BF

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

