



### 3 bed town house to buy in NE39

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

# £190,000

 x3  x1  x1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Terraced Property
- ✓ Three Bedrooms
- ✓ Well Presented
- ✓ Close To Amenities
- ✓ EPC Rating C

## Key Information

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

## Description

Welcome to Dobson Close, High Spen – a beautifully presented three-bedroom townhouse set across three spacious floors, offering versatile living and an ideal layout for modern family life.

To the front, the property benefits from a private driveway, providing convenient off-road parking. Upon entering, you are greeted by a welcoming entrance hallway that leads to a practical ground floor layout, including a handy downstairs W/C, a well-appointed kitchen, and access to the integral garage – perfect for additional storage or secure parking.

The first floor offers a bright and comfortable lounge, ideal for relaxing or entertaining, alongside a family bathroom and the third bedroom, which is perfect as a child's room, guest space, or home office.

Occupying the top floor are two generously sized bedrooms, both offering a peaceful retreat. The master bedroom further benefits from its own en suite, adding a touch of luxury and privacy.

This well-presented home is ideally located close to a range of local amenities, schools, and transport links, making it a fantastic choice for families and professionals alike.

Early viewing is highly recommended to fully appreciate the space and quality this property has to offer.

Council Tax Band: C

Tenure: Freehold

Price: £190,000

Property Type: Town House

Parking: Driveway & Garage

Heating: Gas

## Front External



## Lounge

3.70m x 4.71m (12'1" x 15'5")

## Kitchen

4.71m x 3.70m (15'5" x 12'1")



## Bedroom One

3.20m x 4.75m (10'5" x 15'7")



## En Suite

1.87m x 1.56m (6'1" x 5'1")



## Bedroom Two



## Bedroom Three

2.98m x 2.80m (9'9" x 9'2")



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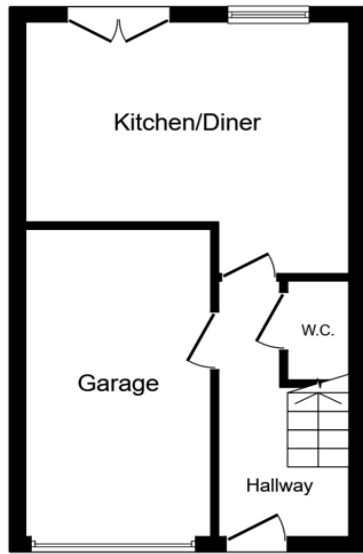
## Bathroom



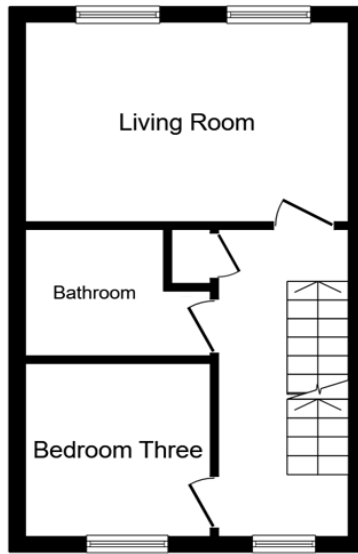
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## Rear Garden

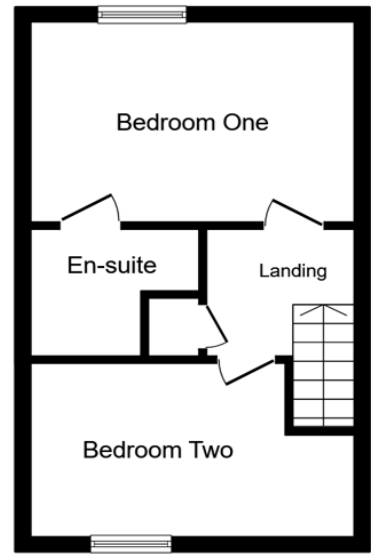




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(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	

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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