

# GILMORE ESTATES

Property Sales & Lettings



£625

, Strothers Terrace, High Spen, Rowlands Gill, , NE39 2HL

# 19 Strothers Terrace, High Spen, Rowlands Gill, NE39 2HL

Nestled in the charming area of Strothers Terrace, High Spen, Rowlands Gill, this delightful end-terraced house is now available for rent. With a history dating back to 1900, this property has been thoughtfully refurbished to offer modern living while retaining its character.

Spanning an impressive 883 square feet, the house features a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The two well-proportioned bedrooms offer ample space for rest and personalisation, making it an ideal home for individuals or small families. The property also includes a well-appointed bathroom, ensuring convenience for daily routines.

One of the standout features of this home is the garden and yard, providing a lovely outdoor space for gardening, leisure, or simply enjoying the fresh air. The property is offered unfurnished, allowing you the freedom to style and furnish it to your taste.

## Lounge

14'7" x 12'2" (4.46 x 3.72)

Brick Inglenook, two central heating radiators, stairs to first floor, built in cupboards and understairs cupboard, Upvc stable door to rear aspect.

## Kitchen

6'9" x 15'1" (2.06 x 4.61)

New fitted kitchen, Upvc door to yard, wall and base units with laminate work surfaces, gas cooker point, stainless steel sink and drainer with mixer tap, wall mounted boiler, plumbed for washing machine, tiled splashbacks and tiled floor.

## First Floor Landing

### Bedroom One

10'3" x 12'0" (3.13 x 3.68)

Upvc window to front aspect with country views, central heating radiator, laminate wood flooring and wall lights.

### Bedroom Two

9'6" x 7'3" (2.90 x 2.23)

Upvc window to rear aspect and central heating radiator.

## Bathroom

5'2" x .78'8" (1.60 x .24)

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

