



2 bed semi-detached house to buy in NE37

St. Andrews Avenue, Washington, Tyne and Wear, NE37 1AG

£125,000 Offers Over

 x2
  x1
  x1

Tenure

Freehold

Off Street parking

Property features

- ✓ Semi-Detached
- ✓ Two Double Bedrooms
- ✓ Modernised Throughout
- ✓ Close to Local Amenities
- ✓ EPC Rating G

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: G
- ✓ Heating supply: Gas

Description

Situated on the highly sought after St. Andrew's Avenue, Washington, this beautifully modernised two bedroom semi-detached home offers stylish and spacious accommodation throughout, perfect for first time buyers, downsizers, or growing families alike.

The property briefly comprises an inviting entrance hall leading into a stunning open plan lounge/diner, beautifully presented and offering an ideal space for both relaxing and entertaining. To the rear is a modern fitted kitchen complete with a range of built in appliances and contemporary wall and base units. Additionally, the property benefits from a useful outhouse providing ample storage space along with a separate utility room.

To the first floor are two generously sized double bedrooms along with a modern family bathroom finished to a high standard.

Externally, the property boasts a large rear garden featuring both patio and lawned areas, offering plenty of space for outdoor entertaining, family gatherings, and enjoying the warmer months.

Early viewing is highly recommended to fully appreciate the quality, space, and location this fantastic home has to offer.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £125,000

Property Type: Semi-detached house

Parking: Off Street

Heating: Gas

External



Hallway

3.70m x 1.80m (12'1" x 5'10")



Living Room

3.35m x 5.93m (10'11" x 19'5")



Kitchen

2.75m x 1.79m (9'0" x 5'10")



Landing



Bedroom 1

3.18m x 3.15m (10'5" x 10'4")



Bedroom 2

2.74m x 5.30m (8'11" x 17'4")



Bathroom

1.66m x 2.01m (5'5" x 6'7")



Garden





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

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