



### 3 bed semi-detached house to buy in NE38

Mitford Close, Oxclose, Washington, Tyne and Wear, NE38 0HA

# £182,500

 x 3  x 2

Tenure

**Leasehold**

### Property features

- ✓ Three Bedrooms
- ✓ Semi-Detached
- ✓ Garage And Driveway
- ✓ Popular Location
- ✓ EPC Rating D

Off Street parking

Garden

## Key Information

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

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson estate agents are delighted to welcome to the market this beautiful three bedroom semi-detached home situated in the ever popular Mitford Close, Oxclose. Perfectly located closed to the local town center, other local amenities and great transport links. This property also benefits from been within walking distance to local schools, Holley Park and Princess Anne Park.

In brief the accommodation comprises: Entrance hall, open plan lounge and diner that leads into the rear garden via French doors. Modern refitted kitchen with a door leading into the utility room, which has access to the rear of the attached garage and rear garden. To the first floor, there are three good sized bedrooms and family bathroom. Externally there is a attached garage, two car driveway and garden to the front. To the rear there is a spacious enclosed garden with lawn and paving.

Early viewing come highly recommended to appreciate the size, standard and location of this property. Please call our Washington branch on 0191 or email washington@pattinson.co.uk.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 49

Price: £182,500

Property Type: Semi-detached house

USPs: Garden

Parking: Off Street

Heating: Gas

## External

To the front we have an attached garage, two car driveway and a lawned garden. To the rear there is an enclosed garden with part lawn and paving.



## Bathroom

*1.88m x 2.56m (6'2" x 8'4")*

Fully tiled 3 pieces family bathroom which has panelled bathtub with over head shower, W.C, pedestal wash hand basin, heated towel rail and double glazed rear aspect window.



## Bedroom 3

*2.45m x 2.58m (8'0" x 8'5")*

Generous third bedroom with vinyl flooring, radiator and double glazed front aspect window.



## Bedroom 2

*3.03m x 3.59m (9'11" x 11'9")*

Double bedroom with vinyl flooring, radiator and double glazed rear aspect window.



## Bedroom 1

*3.85m x 3.60m (12'7" x 11'9")*

Stylish double bedroom with carpet flooring, radiator and double glazed front aspect window.



## Utility Room

2.06m x 2.38m (6'9" x 7'9")

Laminate flooring, square edge work surfaces, plumbing for a washing machine, access to the garage, double glazed rear aspect window and external door to the rear garden,



## Kitchen

1.63m x 2.89m (5'4" x 9'5")

Morden refitted kitchen with laminate flooring, square edge work surfaces, with fitted base and tall units. This beautiful Kitchen also benefits from integrate fridge and oven, double glazed rear aspect window and access to the utility room.



## Lounge/Diner

7.45m x 3.71m (24'5" x 12'2")

Open plan lounge and diner area with laminated flooring, two radiators, double glazed front aspect bowed window and double glazed rear aspect French doors leading into the garden.



## Entrance/Hallway

UPVC door leading to the hall way with access to the lounge/diner, kitchen and first floor staircase.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 85                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 67      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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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