



To buy

### 3 bed terraced house to buy in

Malvern Road, Washington, Tyne and Wear, NE38 0PB

# £125,000

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Three Bedrooms
- ✓ No Onward Chain
- ✓ Double Driveway
- ✓ Close to Local Amenities
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Three Bedroom Terraced Home | Popular Location | No Onward Chain

Situated on the highly sought-after Malvern Road, Washington, this spacious three-bedroom terraced home offers generous accommodation throughout and is ideally positioned within walking distance of The Galleries Shopping Centre, excellent local amenities, and well-regarded schools, while also benefiting from superb transport links and easy access to the A1.

The property is approached via a low-maintenance patio front garden and welcomes you through an entrance porch into the dining room, creating a practical and inviting space. Also on the ground floor is a useful utility room, a spacious living room with patio doors opening onto the private rear garden, and a well-appointed kitchen.

To the first floor are three well-proportioned bedrooms, all offering excellent space, along with a family bathroom.

Externally, the property benefits from a private enclosed rear garden, ideal for relaxing or entertaining, while the front features an attractive patio garden. Additionally is a two car driveway in front of the property.

Offering spacious accommodation in an extremely popular residential location with excellent commuter links, this fantastic home is expected to appeal to a wide range of buyers, making early viewing highly recommended.

Council Tax Band: A

Tenure: Freehold

Price: Offers In The Region Of £125,000

Property Type: Terraced House

Parking: Driveway

Heating: Gas

## External



## Living Room

5.037m x 3.068m (16'6" x 10'0")



## Kitchen

2.864m x 2.545m (9'4" x 8'4")



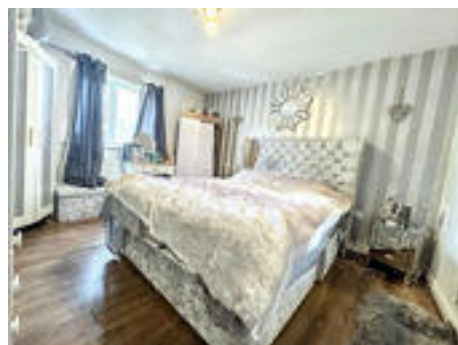
## Landing

2.877m x 1.77m (9'5" x 5'9")



## Bedroom 1

3.82m x 3.295m (12'6" x 10'9")



## Bedroom 2

3.33m x 3.215m (10'11" x 10'6")



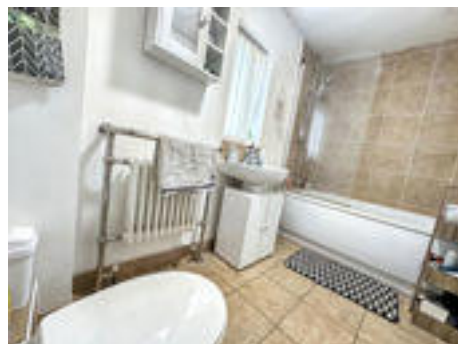
## Bedroom 3

2.93m x 2.275m (9'7" x 7'5")



## Bathroom


2.941m x 1.638m (9'7" x 5'4")



## Garden





| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         | 85  |
| (69-80) <b>C</b>                                   | 74      |   |
| (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:

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