

3 bed semi-detached house to buy in NE38 ✓

Melrose, Washington
Tyne and Wear, NE38 7HD

£195,000 Offers In The Region Of

- ✓ Three Bedrooms
- ✓ Four Piece Modern Bathroom
- ✓ Semi-Detached
- ✓ Sought After Location
- ✓ Close to Local Amenities

**FOR
SALE**



Summary

- Property Type: Semi-detached house - Bedrooms: 3 - Parking: Driveway & Garage - Central Heating:
- Price: Offers In The Region Of £195,000
- Tenure: Freehold

Description

Beautiful Three-Bedroom Semi-Detached Home Situated on a Corner Plot in the Popular Melrose, Washington

Pattinson Estate Agents are delighted to welcome to the market this stunning three-bedroom semi-detached house, perfectly situated in the highly sought-after area of Melrose, Washington. Offering spacious and versatile living accommodation, this property is ideal for families looking for their forever home.

The property briefly comprises a welcoming porch leading into a bright entrance hall, a generous living room, and an impressive open-plan kitchen diner – perfect for modern family living and entertaining. To the rear, a conservatory provides an additional relaxing space overlooking the garden.

Upstairs, there are three well-proportioned bedrooms and a beautifully finished four-piece modern family bathroom, offering both a bath and a separate shower.

Externally, the home boasts an attractive garden, ideal for outdoor dining and play. As well as a driveway and garage.

Located close to local schools, shops, and excellent transport links, this home is perfectly positioned for convenience and lifestyle.

To arrange a viewing contact us today on 0191 415 4467

Council Tax Band: C

Tenure: Freehold

EPC Rating: C

External Front



Entrance Hall

1.506m x 2.036m (4'11" x 6'8")



Lounge

4.782m x 3.405m (15'8" x 11'2")



Kitchen

3.423m x 2.661m (11'2" x 8'8")



Dining Room

3.575m x 2.39m (11'8" x 7'10")



Conservatory

3.661m x 2.407m (12'0" x 7'10")



Bedroom One

3.604m x 3.491m (11'9" x 11'5")



Bedroom Two

3.573m x 2.445m (11'8" x 8'0")



Bedroom Three

3.499m x 2.362m (11'5" x 7'8")



Bathroom

3.383m x 2.375m (11'1" x 7'9")



Exterior Garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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:

55 The Galleries, Washington, Newcastle Upon Tyne, Tyne & Wear, NE38 7SA, Tel: 0191 4154467, Fax: 0191 4154313, www.pattinson.co.uk

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