



**3 bed semi-detached house to buy in NE37**

Merevale Close, Washington, Tyne and Wear, NE37 3LP




**£185,000**

 x3  x2  x1

Tenure  
**Freehold**

Driveway & Garage parking

**Property features**

-  Three Bedroom
-  Semi Detached
-  EPC Rating D

## Key Information

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

## Arrange a viewing

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Senior Manager  
Washington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Situated in the sought-after area of Merevale Close, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, or those looking to upsize.

The property welcomes you with a bright entrance hall leading into a generous lounge, creating a warm and inviting space for relaxing or entertaining. To the rear, the modern fitted kitchen/dining room with plenty of room for family dining.

The first floor comprises three well-proportioned bedrooms, including a spacious principal bedroom benefiting from its own en-suite shower room. Two further bedrooms provide flexible accommodation all served by a contemporary family bathroom.

Externally, the property enjoys a driveway providing off-street parking and is fitted with an electric vehicle charging point. The enclosed rear garden provides a private and secure outdoor space, perfect for relaxing, entertaining or family life..

Positioned within a quiet cul-de-sac, the home is conveniently located close to well-regarded schools, local shops, supermarkets, parks and leisure facilities. Excellent transport links provide easy access to Washington, Sunderland, Newcastle and the A1(M) and A19, making it an excellent choice for commuters.

Council Tax Band: C

Tenure: Freehold

Price: £185,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Kitchen



## Living Room



## Dining Room



## Bedroom 1



## Bedroom 2



## Bedroom 3



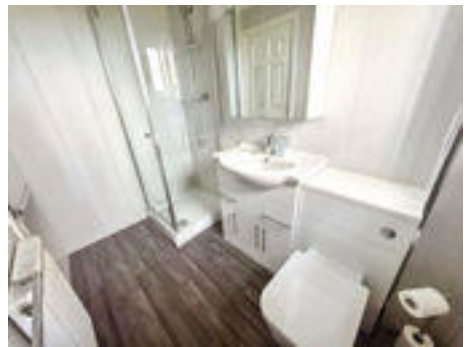
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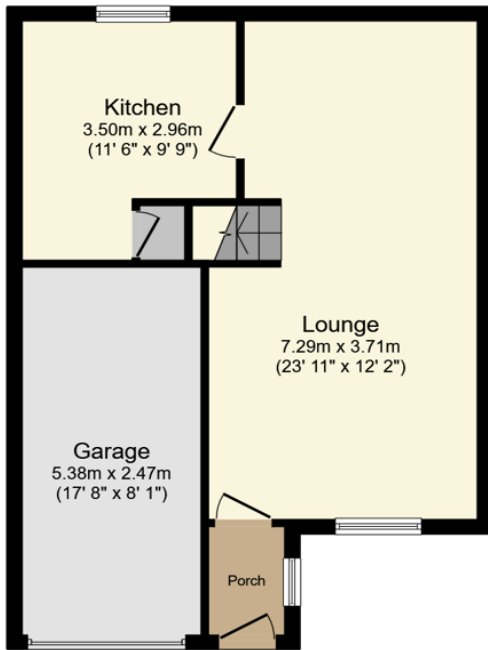
## Bathroom



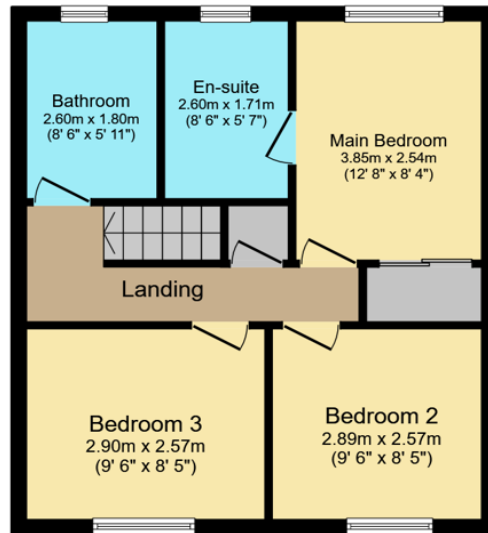
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## En suite





Ground Floor



First Floor

Total floor area: 97.7 sq.m. (1,051 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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

Merevale Close, Washington, Tyne and Wear, NE37 3LP

Contact your local branch today for more information on this property:

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