



To buy

### 3 bed terraced house to buy in

Kestrel Close, Washington, Tyne and Wear, NE38 0EL

**£135,000** Offers Over

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedroom Terrace
- ✓ Beautifully Decorated
- ✓ Close to Local Amenities
- ✓ EPC - C
- ✓ EPC Rating C

Off Street parking

## 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

A fantastic opportunity to purchase this beautifully presented three-bedroom terraced home, ideally situated on the highly sought-after Kestrel Close in Washington.

This stylish property offers well-proportioned living space throughout, beginning with a welcoming entrance hall leading into a spacious and bright living room—perfect for relaxing or entertaining guests. To the rear, a contemporary kitchen diner provides an excellent social hub, complete with ample space for dining and direct access to the garden. A convenient downstairs WC completes the ground floor layout.

Upstairs, the property boasts three well-appointed bedrooms, including two generous doubles, both benefiting from built-in storage cupboards, alongside a versatile third bedroom ideal for a child's room, guest space, or home office. A modern family bathroom serves the first floor, finished to a high standard.

Externally, the home features a low-maintenance rear garden designed for ease and enjoyment, with artificial grass and a patio area—perfect for outdoor seating and entertaining.

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

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £135,000

Property Type: Terraced House

Parking: Off Street

Heating: Gas

## External Front



## Entrance Hall

4.355m x 1.873m (14'3" x 6'1")



## Living Room

4.385m x 4.155m (14'4" x 13'7")



## Kitchen

4.14m x 3.382m (13'6" x 11'1")



## Dining Room



## Downstairs WC

1.595m x 0.851m (5'2" x 2'9")



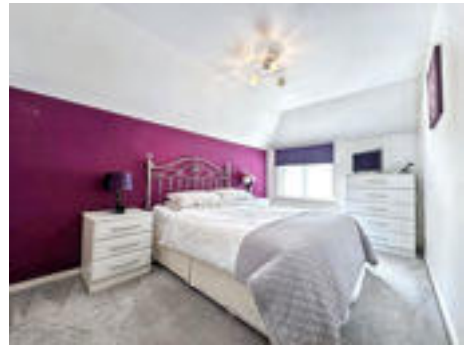
## First Floor Landing

3.595m x 1.895m (11'9" x 6'2")



## Bedroom 1

4.282m x 3.415m (14'0" x 11'2")



## Bedroom 2

3.41m x 3.28m (11'2" x 10'9")



## Bedroom 3

2.684m x 2.601m (8'9" x 8'6")



## Bathroom

2.002m x 1.873m (6'6" x 6'1")




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## External Rear





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(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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