


## 3 bed terraced house to buy in

Langdale, Washington, Tyne and Wear, NE37 1UG

# £135,000 Offers Over

x 3 x 1 x 1

Tenure

**Freehold**

On Street parking

## Property features

- THREE BEDROOM TERRACE
- MODERN FITTED KITCHEN/DINER
- SPACIOUS LOUNGE OVERLOOKING REAR GARDEN
- LARGE LOW MAINTENANCE REAR GARDEN
- GROUND FLOOR CLOAK

## Key Information

- Council Tax: Band A
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

### Arrange a viewing

Sam Tollett
Senior Manager
Washington

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- Flexible viewing slots
- Accompanied viewings

## Description

Pattinson Estate Agents welcome to the market this wonderfully presented Three Bedroom Terrace located on Langdale, Albany, Washington.

Modern and spacious throughout, this wonderful family home has been tastefully upgraded throughout. On entry, a spacious hallway leads through to the modern kitchen/diner with a large lounge overlooking the rear garden.

Two large Double Bedrooms & a further single provide plentiful space for families, benefitting from built in wardrobes in Bedroom One and complimented by a modern bathroom suite.

Externally lies off street parking to the front and a large low maintenance garden to the rear where you can enjoy much sought after outside space.

The property is ideally located for local amenities with shops, restaurants and supermarkets nearby. Excellent road links give easy access to the A1 & A19.

Briefly comprises; Entrance/Hall, Cloak, Kitchen/Diner, Lounge and to the first floor lies Three Bedrooms and the Bathroom. Externally to the rear is a large private garden and to the front off street parking and pathway leading to the entrance.

Call Pattinson Washington on 0191 4154467 or email washington@pattinson.co.uk

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £135,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## External Front



## Entrance/Hallway

*4.95m x 1.87m (16'2" x 6'1")*

Composite part glazed door leading to entrance, stairs to first floor, gas central heating radiator, built in storage, LVT flooring;



## Cloak

W/C, vanity wash hand basin, extractor, vinyl flooring;



## Kitchen/Diner

*4.70m x 2.45m (15'5" x 8'0")*

A range of wall and base units with contrasting work surfaces, composite sink with mixer tap over, space for freestanding electric oven, plumbing for washing machine, space for fridge freezer, tiled splashbacks, vinyl flooring, gas central heating radiator, double glazed window to front aspect;



## Kitchen/Diner (Addtional)



## Lounge

*5.39m x 3.15m (17'8" x 10'4")*

Double glazed windows to front aspect, composite part glazed door to garden, gas central heating radiator;



## Lounge (Additional)



## First Floor Landing

*3.32m x 2.09m (10'10" x 6'10")*

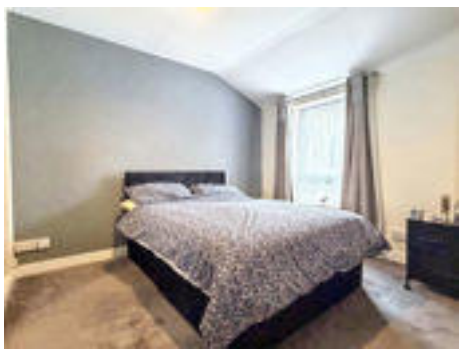
Loft access, built in storage with combi boiler;



## Bedroom One

*3.24m x 3.24m (10'7" x 10'7")*

Double glazed window to front aspect, gas central heating radiator, built in sliding wardrobe;



## Bedroom Two

*3.24m x 3.88m (10'7" x 12'8")*

Double glazed window to rear aspect, gas central heating radiator;



## Bedroom Three

*2.89m x 2.07m (9'5" x 6'9")*

Double glazed window to rear aspect, gas central heating radiator;



## Bathroom

A white suite consisting of bath with electric shower over, W/C, vanity wash hand basin, recess lighting, extractor, gas central heating radiator, vinyl flooring, double glazed window to front aspect;



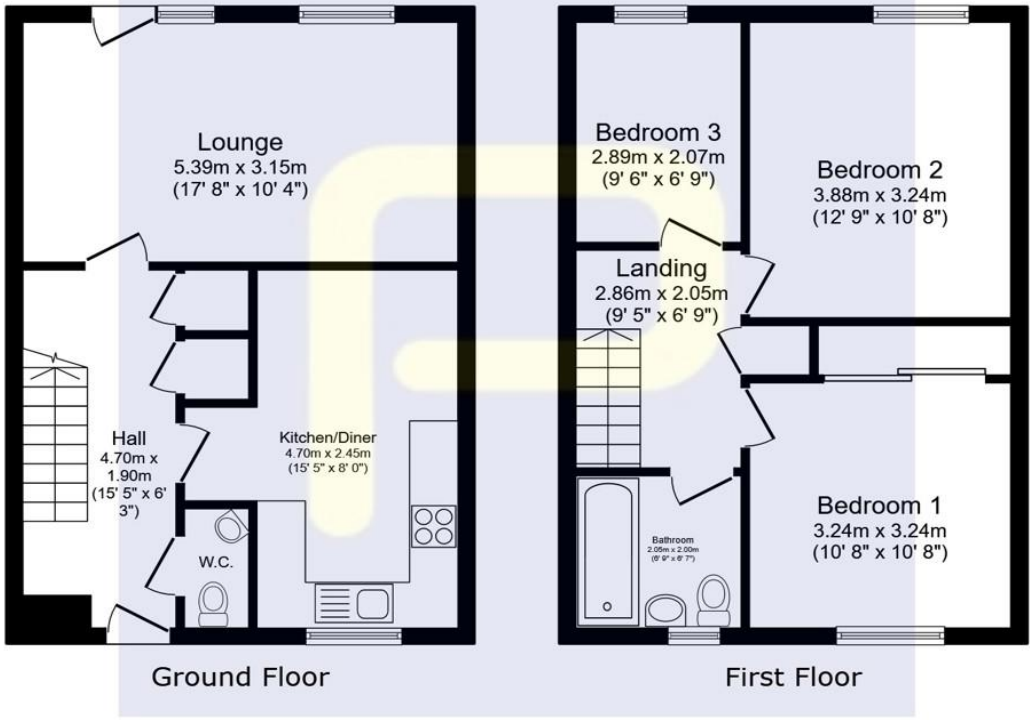
## External Rear

Large low maintenance garden with paved patio, decorative stone patio, brick built storage, external storage;



## External Rear (Addtional)






Total floor area: 85.7 sq.m. (922 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

Langdale, Washington, Tyne and Wear, NE37 1UG

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

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