

Burtree, Washington, NE38 0RA
3 Bed - House - End Terrace
£695 Per Calendar Month

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Burtree
Washington, NE38 0RA

* AVAILABLE NOW * WELL PRESENTED * ENCLOSED GARDEN * ALLOCATED CAR PARKING AND VISITOR BAYS * DOWNSTAIRS WC * MODERN KITCHEN AND BATHROOM * CUL DE SAC POSITION *

Available now on an unfurnished basis is this pleasant three bedroom end terrace home which benefits from allocated parking, visitor bays, and an enclosed rear garden.

The property is well presented throughout with a floorplan that includes an entrance hallway, downstairs WC, a modern fitted kitchen and dining area with integrated appliances, and a generous lounge with French doors opening onto the enclosed rear garden, creating a light and inviting living space.

To the first floor are two double bedrooms, a smaller single room ideal as a home office or nursery, and a family bathroom fitted with a white suite.

Burtree in Washington is well placed for a range of local amenities. There are nearby shops, schools, and leisure facilities, while the Galleries Shopping Centre offers a wider choice of retail and services. For commuters, the area provides easy access to the A1(M) and A19, making travel to Newcastle, Durham, and Sunderland straightforward. There are also regular public transport links, and plenty of open green spaces and walking routes close by.

**Specification: Unfurnished. No Pets Allowed. No Smokers. Families Welcome **

Required earnings: Tenant Income £25,020. Guarantor Income £25,020 (if required)

Bond: £695























Entrance Hallway

W.C

Kitchen

Lounge

Bedroom

Bedroom

Bedroom

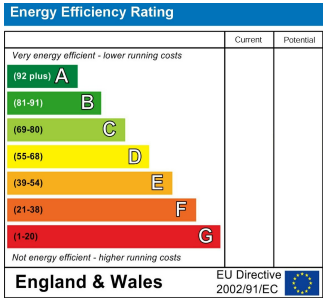
Bathroom

EXTERNAL

Agent's Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 3 Mbps, Superfast 67 Mbps
Mobile Signal/Coverage: Good/Average
Council Tax: Sunderland, Band B - Approx. £1,628 p.a
Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

redress
For Redress we subscribe to the Property Redress Scheme (PRS) – Premiere House, 1st Floor, Elstree Way, Borehamwood, Hertfordshire WD6 1JH



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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