

**Monkside Close, Washington, NE38 0QB**  
**2 Bed - House - Semi-Detached**  
**£160,000**

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\* BEAUTIFULLY PRESENTED \* MUCH IMPROVED \*  
SUMMER HOUSE IN GARDEN \* MODERN KITCHEN AND  
SHOWER ROOM \* DRIVEWAY \*

This beautifully presented and much-improved two bedroom semi-detached home offers attractive accommodation with pleasant gardens to both the front and rear. The rear garden features a summer house with power, providing an ideal space for home working or relaxation area.

The floor plan comprises an entrance lobby, comfortable lounge and a spacious modern kitchen. To the first floor there are two well-proportioned bedrooms and a contemporary shower room.

Externally, the property benefits from a driveway providing off-street parking, together with well-kept gardens that offer a lovely outdoor setting.

Monkside Close is situated within a popular residential area of Washington, offering easy access to local shops, schools and amenities. The Galleries shopping centre and leisure complex are only a short distance away, providing a wide range of retail and dining options.

The area is particularly convenient for commuters, with excellent road links to the A1(M), A19 and nearby towns including Sunderland, Durham and Newcastle. Washington also offers a good selection of parks and walking routes, including WWT Washington Wetland Centre and Princess Anne Park, making it a great choice for those seeking a well-connected yet peaceful place to live.

## GROUND FLOOR

### Lobby

### Lounge

13'5" x 10'2" (4.1 x 3.1)

### Kitchen

13'5" x 7'10" (4.1 x 2.4)

## FIRST FLOOR

### Landing

### Bedroom One

12'5" x 10'2" (3.8 x 3.1)

### Bedroom Two

9'2" x 6'10" (2.8 x 2.1)

### Shower Room / WC

5'10" x 4'3" (1.8 x 1.3)

### Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 22 Mbps, Ultrafast 1,800 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, 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.



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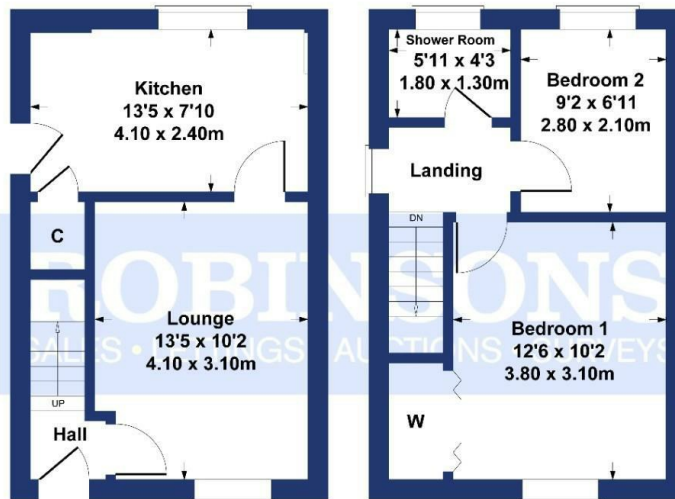
Strategic Marketing Plan

Dedicated Property Manager

## Monkside Close

Approximate Gross Internal Area

592 sq ft - 55 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
105-91m A		
91-81m B		
81-65m C		
55-80m D		
45-55m E		
35-45m F		
21-35m G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
102-91m A		
81-91m B		
66-80m C		
55-66m D		
45-55m E		
31-45m F		
11-31m G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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1-3 Old Elvet  
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T: 0191 386 2777 (Sales)

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E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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45 Front Street, Chester Le Street, DH3 3BH | Tel: 0191 387 3000 | info@robinsonscs.co.uk

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