



Danesfield Road, Teal Park Farm, NE38 8BZ
3 Bed - House - Semi-Detached
£189,995

ROBINSONS
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Danesfield Road

Teal Park Farm, NE38 8BZ

* NO CHAIN * RARELY AVAILABLE * BEAUTIFULLY PRESENTED *

Offered to the market with the added advantage of no onward chain, this superbly maintained and attractively situated 3-bedroom semi-detached family home is sure to captivate a broad spectrum of potential buyers. Positioned on a well-appointed angled plot, providing parking for two cars, the property boasts gardens to the front and side, along with a delightful enclosed rear garden.

Internally, the floorplan is impeccably presented and includes an entrance lobby, downstairs WC, a charming fitted kitchen, and a generously sized lounge/diner featuring French doors opening to the rear garden. Upstairs, the first floor accommodates three bedrooms, with the master bedroom benefiting from en-suite facilities, complemented by a family bathroom adorned with a pristine white suite. The loft is also floored, has Velux window, and is currently being used as a gym area.

Nestled in the central hub of Washington, Teal Park Farm stands as a well-established development, exuding a genuine sense of community.

The surroundings are adorned with ample green spaces, offering delightful views towards Penshaw Monument, while the dynamic cities of Newcastle and Durham are conveniently accessible. Enhanced by excellent transport links, including the A1(M) and A19 highways, the location proves to be both accessible and well-connected. Moreover, numerous recreational facilities and amenities in close proximity contribute to the overall appeal of this vibrant residential area.

Properties of this calibre are seldom available on the market, making early viewing highly recommended!











GROUND FLOOR

Hallway

Downstairs WC

Kitchen

12'2" x 8'0" (3.71 x 2.46)

Living / Dining Room

15'1" x 14'6" (4.6 x 4.44)

Bedroom One

11'10" x 8'5" (3.63 x 2.57)

En-Suite

8'5" x 4'3" (2.59 x 1.32)

Bedroom Two

10'2" x 8'5" (3.10 x 2.59)

Bedroom Three

11'6" x 6'2" (3.51 x 1.90)

Bathroom

7'10" x 6'2" max (2.41 x 1.90 max)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 3 Mbps, Superfast 40 Mbps, Ultrafast 1,000 Mbps

Mobile Coverage Good/Average

Tenure: Freehold

Council Tax: Sunderland, Band C approx £1,628 pa

Energy Rating: B

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.



| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 96 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

We are in the process of producing a floorplan for this property. Please check back later.

Alternatively you can call us to register your interest on 0191 387 3000.

