

Monkside Close, Washington, NE38 0QB
2 Bed - House - Semi-Detached
Offers Over £150,000

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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: C

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.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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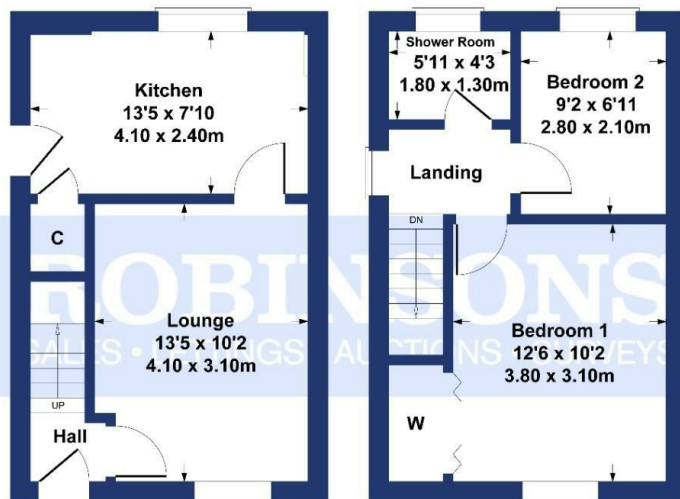
Strategic Marketing Plan

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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	

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