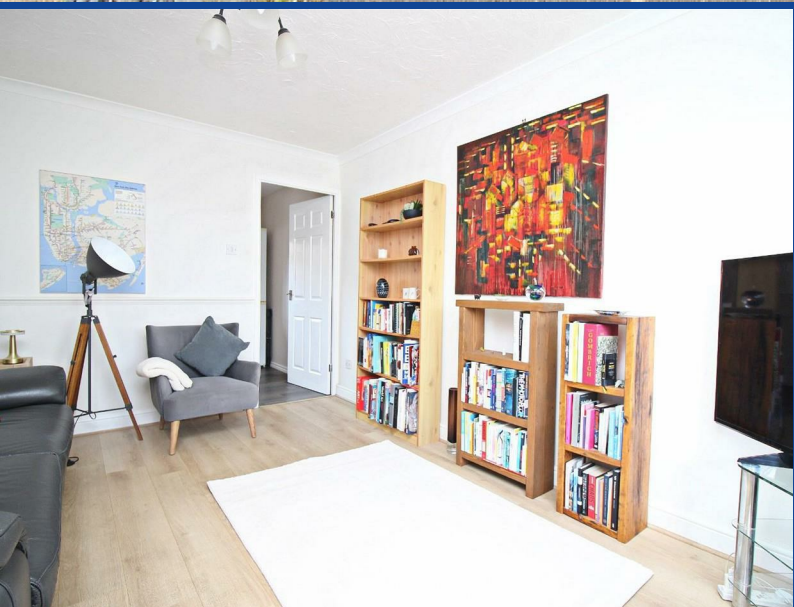




Monkside Close, Washington, NE38 0QB
2 Bed - House - Semi-Detached
Offers Over £150,000

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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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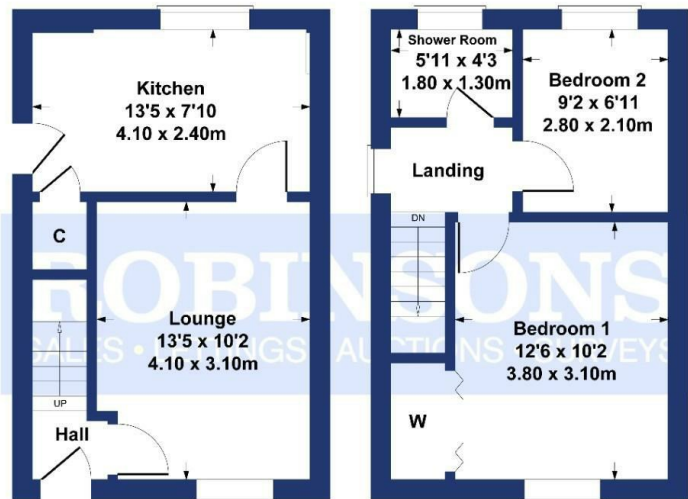
Lettings and Management

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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	81
England & Wales	EU Directive 2002/91/EC	

DURHAM

1-3 Old Elvet
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

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@robinsonscsls.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

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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

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