

Burghley Close, Teal Farm, NE38 8BR
2 Bed - House - End Terrace
£125,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Burghley Close
Teal Farm, NE38 8BR

* BEAUTIFULLY PRESENTED END LINK HOME * PARKING SPACE * TWO DOUBLE BEDROOMS * GORGEOUS KITCHEN AND SHOWER ROOM * SPACIOUS OPEN PLAN LOUNGE AND KITCHEN * DOWNSTAIRS WC *

Offered to the market is this beautifully presented two bedroom end link home which benefits from a parking space. The internal layout is immaculately presented throughout and ready to move into, with the added note that the current owners may be able to leave some furniture to assist the new buyers.

The floorplan comprises an entrance hall, downstairs WC and a spacious open plan living area with a modern fitted kitchen, well presented and complete with some appliances. To the first floor are two double bedrooms and a stylish shower room/WC.

Externally there is a small, low maintenance garden to the front and side together with useful storage, while just a short walk from the property is a parking bay.

Burghley Close forms part of the popular Teal Farm development, ideally positioned between Washington and Sunderland with excellent access to the A19, A1(M) and surrounding areas. Teal Farm has its own local amenities including a supermarket, shops, pub/restaurant and café, as well as riverside walks nearby. Washington town centre, The Galleries shopping centre and retail parks are within easy reach, and there are good public transport links for commuting further afield. The area is also well regarded for schooling and has convenient access to both the River Wear and Penshaw Monument, offering green spaces for leisure and exercise.







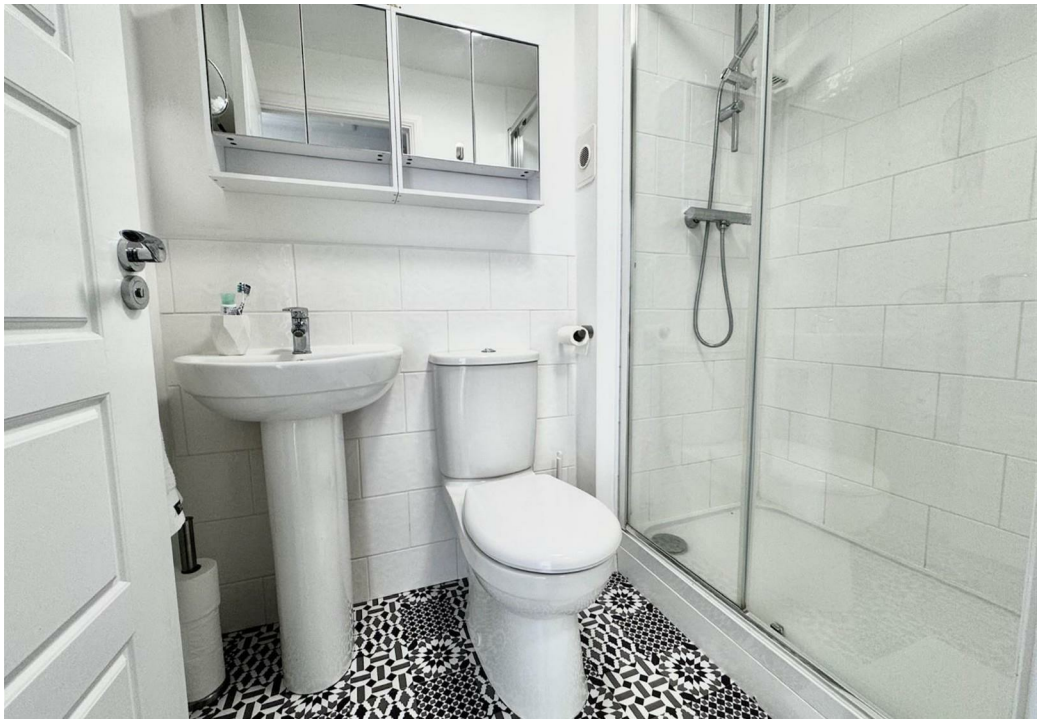














GROUND FLOOR

Hallway
6'0" x 3'5" (1.84m x 1.05m)

Downstairs WC
5'6" x 3'7" (1.70m x 1.10m)

Lounge / Dining
16'5" x 9'6" (5.01m x 2.9m)

Kitchen
10'7" x 7'1" (3.25m x 2.17m)

Bedroom One
13'1" x 8'5" (3.99m x 2.58m)

Bedroom Two
7'9" x 7'6" (2.38m x 2.3m)

Shower Room / WC
6'11" x 4'5" (2.11m x 1.37m)

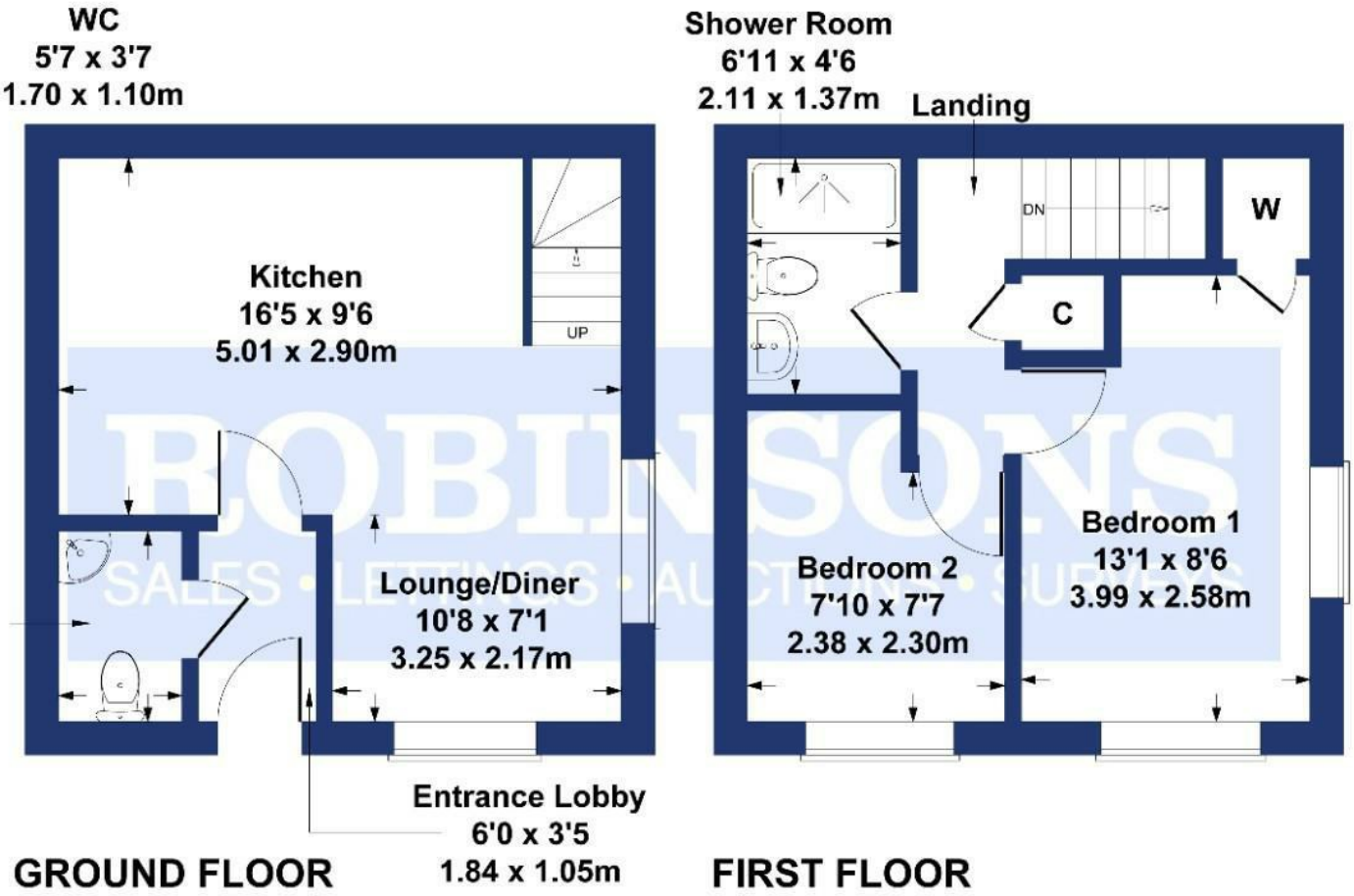
Agent's Notes
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 4 Mbps, Superfast 60 Mbps
Mobile Signal/Coverage: Good/Average
Tenure: Freehold
Council Tax: Sunderland, Band B - Approx. £1,628 p.a
Energy Rating: C

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.

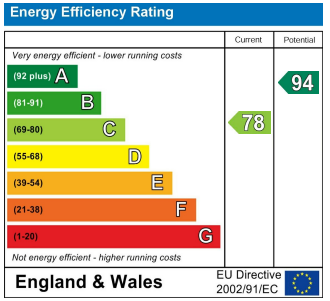
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser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

Burghley Close

Approximate Gross Internal Area
549 sq ft - 51 sq m



ROBINSONS
SALES • LETTINGS • AUCTION • SURVEY



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

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.

45 Front Street, Chester Le Street, DH3 3BH
Tel: 0191 387 3000
info@robinsonscls.co.uk
www.robinsonsestateagents.co.uk

RICS
ARLA
Association of Residential Letting Agents
mortgage CHOICE
from Robinsons