



## 2 bed semi-detached house to buy in NE38

Simonburn, Washington, Tyne and Wear, NE38 0NJ

**£140,000**

 x2  x1  x2

Tenure

**Freehold**

## Property features

- ✓ End Terrace
- ✓ Two Bedrooms
- ✓ Garage
- ✓ Close to Local Amenities
- ✓ EPC Rating D

Garage parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Situated in the highly sought-after area of Simonburn, Washington, this well-presented two-bedroom end terrace offers an ideal opportunity for first-time buyers, downsizers, or investors alike.

The property briefly comprises an inviting entrance hall leading into a spacious living room, perfect for relaxing or entertaining. To the rear, there is a well-appointed kitchen with access through to a bright conservatory, providing additional living space and enjoying views over the garden.

To the first floor, the property boasts two generous double bedrooms and a modern family bathroom.

Externally, the home benefits from a low-maintenance rear garden, ideal for those seeking outdoor space without the upkeep. Additionally, there is a garage complete with an electric point, offering secure parking or useful storage.

Early viewing is highly recommended to fully appreciate what this fantastic home has to offer.

Council Tax Band: A

Tenure: Freehold

Price: Offers In The Region Of £140,000

Property Type: Semi-detached house

Parking: Garage

Heating: Gas

## External



## Hallway



## Living Room

4.553m x 4.14m (14'11" x 13'6")



## Kitchen

2.601m x 2.146m (8'6" x 7'0")



## Conservatory

3.937m x 2.126m (12'11" x 6'11")



## First Floor Landing

2.891m x 1.859m (9'5" x 6'1")



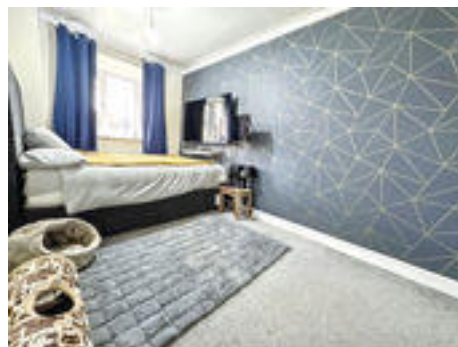
## Bedroom 1

4.357m x 2.517m (14'3" x 8'3")



## Bedroom 2

4.041m x 2.20m (13'3" x 7'2")



## Bathroom


1.822m x 1.658m (5'11" x 5'5")



## Garden





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Simonburn, Washington, Tyne and Wear, NE38 0NJ

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

