



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

Kielder, Oxclose, Washington, Tyne and Wear, NE38 0NW

**£165,000**

 x3  x1  x2

Tenure

**Freehold**

Garage En Bloc parking

## Property features

- ✓ BEAUTIFULLY PRESENTED
- ✓ THREE BEDROOM SEMI DETACHED
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ SINGLE GARAGE IN SEPARATE
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire

## Description

| THREE BEDROOM | SEMI DETACHED | GAS CENTRAL HEATING | ENCLOSED GARDENS | GARAGE AND SEPARATE BLOCK |

We are delighted to offer to the market this beautifully presented three bedroom semi detached house on this popular family orientated estate in Oxclose, Washington. Benefiting from gas central heating and double glazing the property has the added benefit of a refitted kitchen and bathroom as well as an enclosed south facing garden and single garage in a separate block.

An ideal family home the property comprises briefly :- Composite door to the entrance hallway with door so the kitchen and lounge, stairs to the first floor landing. The dining room leads from the lounge while to the first floor landing lie bedroom one, bedroom two, bedroom three and re-fitted bathroom.

Externally an enclosed garden lies to the rear with raised beds planting and shrubs as well as a patio area.

A garage lies in a separate block.

Council Tax Band: B

Tenure: Freehold

Price: £165,000

Property Type: Semi-detached house

Parking: Garage En Bloc

Year built: 1980

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

## Entrance

Composite door to the entrance hallway. Doors to the lounge and kitchen, stairs to the first floor landing.



## Kitchen

Fitted with a range of wall and base units with roll top work surfaces, sink unit with mixer tap and splash back. Integrated fridge and freezer and electric oven with induction hob and extractor hood. Plumbed for automatic washing machine. Double glazed window to the front.



## Lounge

Feature fire surround with oak mantle and electric fire. Built in under-stair storage and central heating radiator. Open to the dining room.



## Dining Room

Double glazed French doors to the rear and central heating radiator.



## Bedroom One.

Double glazed window to the rear central heating radiator.



## Bedroom Two

Double glazed window to the front, central heating radiator and freestanding wardrobes.



## Bedroom Three

Double glazed window to the rear and central heating radiator.



## Bathroom

Comprising walk in shower, wash basin and low level w.c. Double glazed window to the front and central heating radiator.

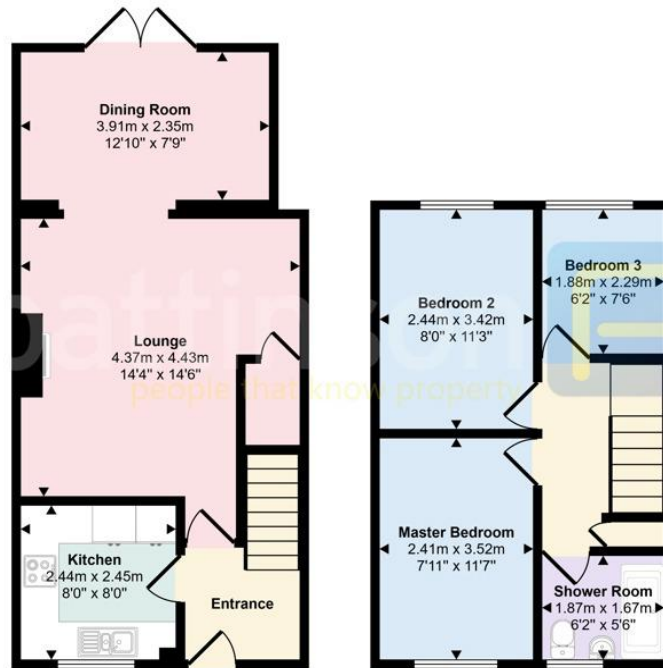


## External

An enclosed garden lies to the rear with well stocked raised beds and patio area. A Single garage lies in a separate block.



Approx Gross Internal Area  
73 sq m / 786 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>	64		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

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

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