



2 bed semi-detached house to buy in NE37

St. Andrews Avenue, Washington, Tyne and Wear, NE37 1AG

£125,000 Offers Over

 x2  x1  x1

Tenure

Freehold

Off Street parking

Property features

- ✓ Semi-Detached
- ✓ Two Double Bedrooms
- ✓ Modernised Throughout
- ✓ Close to Local Amenities
- ✓ EPC Rating G

Key Information

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

Description

Situated on the highly sought after St. Andrew's Avenue, Washington, this beautifully modernised two bedroom semi-detached home offers stylish and spacious accommodation throughout, perfect for first time buyers, downsizers, or growing families alike.

The property briefly comprises an inviting entrance hall leading into a stunning open plan lounge/diner, beautifully presented and offering an ideal space for both relaxing and entertaining. To the rear is a modern fitted kitchen complete with a range of built in appliances and contemporary wall and base units. Additionally, the property benefits from a useful outhouse providing ample storage space along with a separate utility room.

To the first floor are two generously sized double bedrooms along with a modern family bathroom finished to a high standard.

Externally, the property boasts a large rear garden featuring both patio and lawned areas, offering plenty of space for outdoor entertaining, family gatherings, and enjoying the warmer months.

Early viewing is highly recommended to fully appreciate the quality, space, and location this fantastic home has to offer.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £125,000

Property Type: Semi-detached house

Parking: Off Street

Heating: Gas

External



Hallway

3.70m x 1.80m (12'1" x 5'10")



Living Room

3.35m x 5.93m (10'11" x 19'5")



Kitchen

2.75m x 1.79m (9'0" x 5'10")



Landing



Bedroom 1

3.18m x 3.15m (10'5" x 10'4")



Bedroom 2

2.74m x 5.30m (8'11" x 17'4")



Bathroom

1.66m x 2.01m (5'5" x 6'7")



Garden





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

St. Andrews Avenue, Washington, Tyne and Wear, NE37 1AG

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.

