



## 4 bed detached house to buy in

Princess Anne Court, Washington,  
Washington, Tyne and Wear, NE38 7TR

# £275,000

🏠 x4 🚗 x2 🚗 x1

Tenure

**Freehold**

## Property features

- ✓ Detached
- ✓ Four Bedrooms
- ✓ Driveway & Garage
- ✓ Close to Local Amenities
- ✓ EPC Rating B

Driveway & Garage parking

## Key Information

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

## Description

Welcome to this impressive four-bedroom detached family home, perfectly positioned on the highly sought-after Princess Anne Court, Washington.

With a driveway and garage providing ample parking, this superb property offers spacious, modern living throughout and is ideal for families seeking comfort and convenience in a popular residential location.

Upon entering, you are greeted by a welcoming entrance hall leading to a stylish kitchen diner, perfect for everyday dining and entertaining. The home also boasts a large lounge, offering plenty of space for relaxation, along with a convenient downstairs WC.

Upstairs comprises four well-proportioned bedrooms, including a master bedroom with its own en suite, and a modern family bathroom serving the remaining rooms.

Externally, the property benefits from a private driveway, garage and a well-maintained garden, completing this wonderful family home.

A fantastic opportunity to secure a spacious detached property in a desirable location — early viewing is highly recommended.

Council Tax Band: D

Tenure: Freehold

Price: £275,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## External Front



## Entrance Hall

6.129m x 2.218m (20'1" x 7'3")



## Living Room

5.861m x 2.969m (19'2" x 9'8")



## Kitchen Diner

5.779m x 3.26m (18'11" x 10'8")



## Utility Room

2.266m x 1.442m (7'5" x 4'8")



## Downstairs W.C.

1.55m x 0.967m (5'1" x 3'2")



## Bedroom One

4.346m x 2.996m (14'3" x 9'9")



## En-Suite

2.229m x 1.496m (7'3" x 4'10")



## Bedroom Two

3.331m x 2.762m (10'11" x 9'0")



## Bedroom Three

3.065m x 2.984m (10'0" x 9'9")



## Bedroom Four

2.77m x 2.046m (9'1" x 6'8")



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## Bathroom

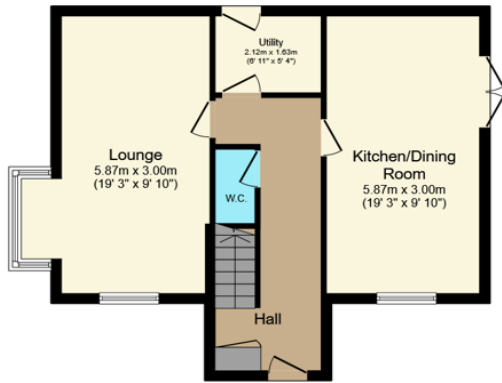
2.091m x 1.699m (6'10" x 5'6")



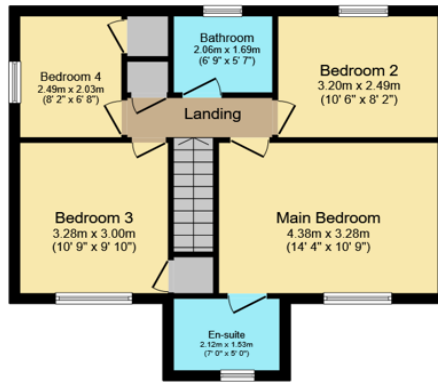
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## Exterior Garden

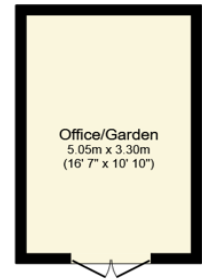




**Ground Floor**  
Floor area 53.7 sq.m. (578 sq.ft.)



**First Floor**  
Floor area 52.5 sq.m. (565 sq.ft.)



**Outbuilding**  
Floor area 16.6 sq.m. (179 sq.ft.)

**Total floor area: 122.7 sq.m. (1,321 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	

Princess Anne Court, Washington, Washington, Tyne and Wear, NE38 7TR

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

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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