



## 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 	

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

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

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