



4 bed semi-detached house to buy in NE37

Marlborough Road, Washington, Tyne and Wear, NE37 3BS

£85,000 Starting Bid

 x 4  x 1  x 1

Tenure

Freehold

Off Street parking

Property features

- ✓ Four Bedroom Semi-Detached
- ✓ Spacious Family Accommodation Throughout
- ✓ Ideal Family Home
- ✓ Close to Local Schools and
- ✓ EPC Rating D

Key Information

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

Description

TO BE SOLD VIA OUR ONLINE AUCTION, FEES APPLY,

Spacious & Versatile 3/4 Bedroom Family Home with Outstanding Entertaining Space

Situated in a popular residential location, this deceptively spacious and versatile family home offers generous accommodation across two floors, making it ideal for growing families, those working from home, or buyers seeking flexible living space.

The property has been thoughtfully reconfigured from its original four-bedroom layout and now provides three generous double bedrooms upstairs, alongside an additional ground floor room currently used as a bedroom, offering the flexibility to suit a variety of lifestyles.

Upon entering, you are welcomed by a practical entrance porch leading into the heart of the home. The impressive open-plan kitchen and dining area provides an excellent space for family life and entertaining, featuring an extensive range of fitted units, generous worktop space and room for a large dining table.

The spacious living room offers plenty of room for both relaxing and dining, while to the rear, a fantastic conservatory has been transformed into an impressive entertainment room complete with a fitted bar, creating the perfect setting for social gatherings throughout the year.

Also on the ground floor is a convenient WC and a versatile study/bedroom, ideal as a home office, guest room or fifth occasional bedroom.

The first floor boasts three well-proportioned double bedrooms, a spacious family bathroom and useful built-in storage.

Externally, the property benefits from enclosed gardens and enjoys a pleasant position within this established residential area, with excellent access to local schools, shops, transport links and amenities.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £85,000

Property Type: Semi-detached house

Parking: Off Street

Heating: Gas

Front Exterior

The property enjoys an attractive end-terrace position with a well-maintained frontage and off-street parking via a private driveway. A neat lawn enhances the kerb appeal, while the entrance lobby provides a practical and welcoming approach to the home. Situated within a popular residential area, the property offers an ideal setting for families and professionals alike.



Entrance Lobby

A useful entrance lobby providing a practical space for coats, shoes and everyday storage before entering the main accommodation. Finished with tiled flooring, fitted worktops and storage units, the lobby also benefits from external access, making it an ideal area for busy family life.



Living Room

5.48m x 3.26m (17'11" x 10'8")

A spacious and well-presented living room featuring a large window allowing plenty of natural light to fill the room. Offering ample space for a range of furniture, creating a comfortable setting for relaxing and entertaining.



Bedroom 3/ Study

1.85m x 4.16m (6'0" x 13'7")

A well-proportioned bedroom suitable as a double or generous single room, ideal for children or guests.



W.C

Conveniently fitted with a low-level WC and wash hand basin.



Kitchen

2.59m x 5.94m (8'5" x 19'5")

A generous open-plan kitchen and dining area fitted with a range of wall and base units, complementary work surfaces and space for appliances. The dining area comfortably accommodates a family dining table and provides an ideal space for everyday living and entertaining.



Conservatory

7.99m x 2.94m (26'2" x 9'7")

An impressive full-width conservatory spanning almost the entire rear of the property, creating an exceptional additional reception space. Flooded with natural light and enjoying views over the rear garden, it offers fantastic versatility as a second sitting room, dining area, playroom or entertaining space, with French doors opening onto the garden.



Master Bedroom

4.74m x 4.24m (15'6" x 13'10")

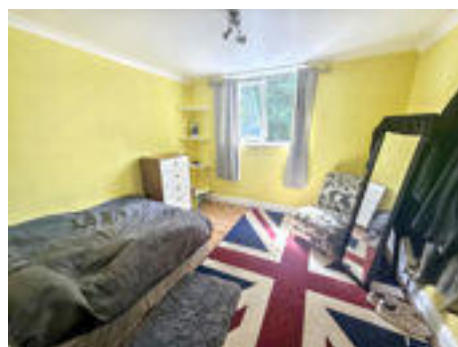
A superb principal bedroom of generous proportions with ample space for a king-size bed and a full range of bedroom furniture.



Bedroom 2

3.20m x 3.30m (10'5" x 10'9")

A spacious double bedroom overlooking the front of the property with room for wardrobes and additional furnishings.



Family Bathroom

3.21m x 2.65m (10'6" x 8'8")

A modern shower room fitted with a large walk-in shower enclosure, low-level WC and wash hand basin, finished with attractive wall tiling.



Bedroom 4

2.11m x 2.73m (6'11" x 8'11")

A well-proportioned fourth bedroom offering flexible accommodation to suit a variety of needs. Ideal as a guest bedroom, children's room, home office or hobby room, with space for bedroom furniture and a window allowing plenty of natural light.

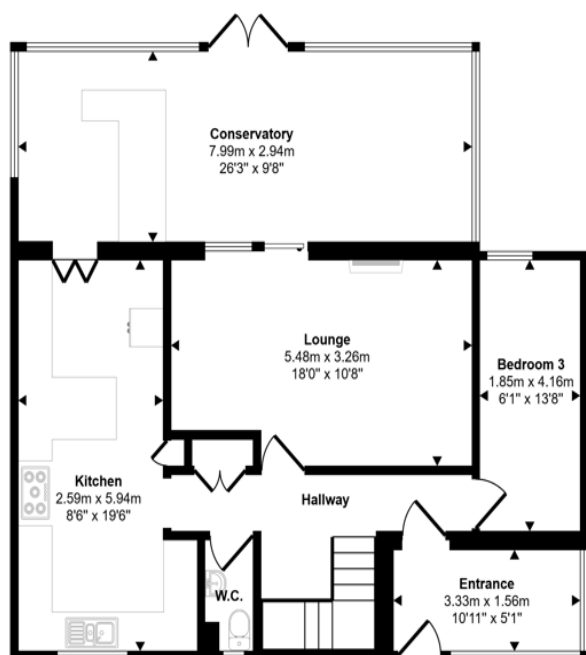


Rear Exterior

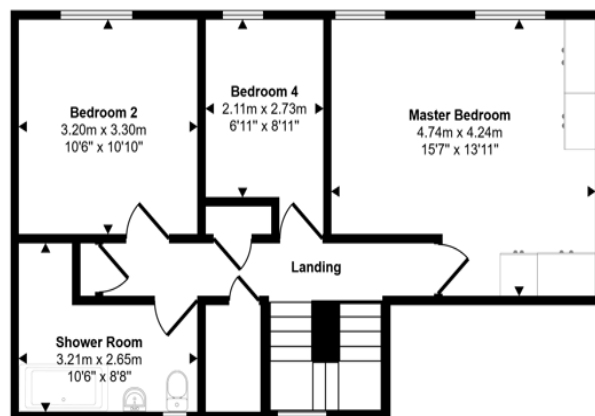
The property enjoys a generous, fully enclosed rear garden designed for low-maintenance living. Predominantly laid with contemporary paving, it provides an excellent space for outdoor dining, entertaining and relaxing. The impressive full-width conservatory opens directly onto the patio via French doors, creating a seamless transition between indoor and outdoor living. Timber fencing and mature trees offer a good degree of privacy, making this an attractive and practical space to enjoy throughout the year.



Approx Gross Internal Area
142 sq m / 1530 sq ft

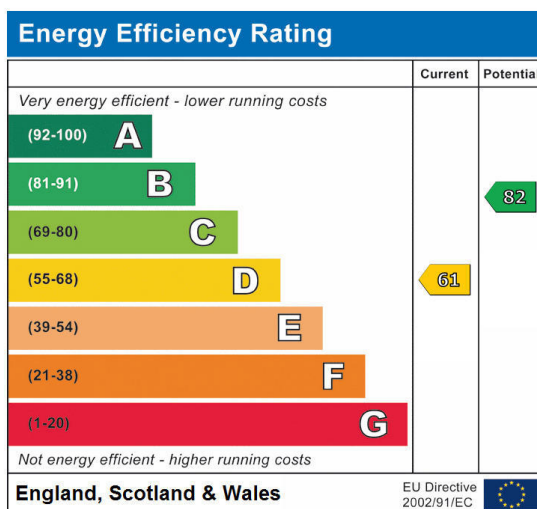


Ground Floor
Approx 86 sq m / 929 sq ft



First Floor
Approx 56 sq m / 602 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.



Marlborough Road, Washington, Tyne and Wear, NE37 3BS

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