



4 bed terraced house to buy in

Wigeon Close, Ayton, Washington, Tyne and Wear, NE38 0EQ

£170,000

 x4  x1  x1

Tenure

Freehold

On Street parking

Property features

- ✓ Mid Terrace House
- ✓ Four Bedrooms
- ✓ Gas Central Heating
- ✓ UPVC Double Glazing
- ✓ EPC Rating G

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: G
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Description

Located close to Washington Centre, this well presented four bedroom mid terrace home offers spacious and versatile accommodation that is ideal for family living. The property benefits from a range of attractive features including a large entrance porch, conservatory, UPVC double glazing, gas central heating, a downstairs cloakroom with utility area, and a pleasant rear garden.

Ideally situated within easy reach of The Galleries Shopping Centre, the property enjoys convenient access to a wide range of amenities including shops, supermarkets, restaurants, banks and leisure facilities. Excellent transport links are also close by, with both the A19 and A1 providing straightforward commuting throughout the region.

The accommodation briefly comprises an entrance porch, welcoming hallway, cloakroom with utility area, spacious lounge, fitted kitchen with dining area, and a conservatory overlooking the rear garden. To the first floor there are four bedrooms and a family bathroom.

Externally, the property enjoys an enclosed rear garden with a decked seating area.

Early internal viewing is highly recommended to fully appreciate the size, layout and excellent location of this fantastic family home.

Council Tax Band: A

Tenure: Freehold

Price: £170,000

Property Type: Terraced House

Parking: On Street

Heating: Electric, Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Porch

With UPVC double glazed door and windows, leading to the hallway



Hallway

Stairs to the first floor, under stairs cupboard, wood type flooring, radiator



Lounge

5.40m x 4.50m (17'8" x 14'9")

(Irregular shape, measurements to maximum) UPVC double glazed bow window, radiator, decorative wood panelling to the wall, laminate flooring



Cloaks WC/Utility

Acoustic panelling, WC, base unit with wash basin and space for automatic washing machine below, UPVC double glazed window



Kitchen/Diner

5.40m x 4.50m (17'8" x 14'9")

Fitted in burgundy high gloss wall and base units with black granite type work surfaces, stainless steel sink and drainer with mixer tap inset to the bench, space for a cooking range with extractor over, space for a dishwasher, tiled splashbacks, tiled floor, UPVC double glazed double doors leading to the conservatory



Dining Area



Conservatory

2.60m x 6.20m (8'6" x 20'4")

UPVC double glazed with double doors to the rear garden



First Floor Landing

UPVC double glazed window, radiator, loft access to a boarded loft



Bedroom One

3.40m x 3.00m (11'1" x 9'10")

UPVC double glazed window, radiator, fitted wardrobes



Bedroom Two

2.90m x 3.40m (9'6" x 11'1")

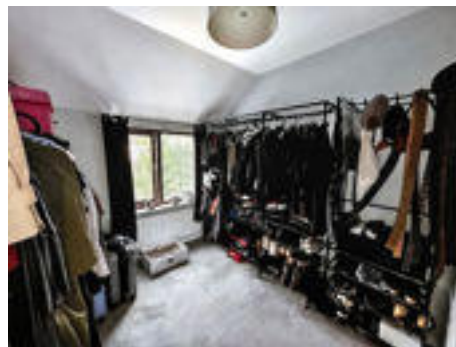
(Measurements to maximum) UPVC double glazed window



Bedroom Three

3.40m x 2.30m (11'1" x 7'6")

UPVC double glazed window, radiator



Bedroom Four

3.30m x 1.90m (10'9" x 6'2")

UPVC double glazed window, radiator, fitted shelving



Bathroom

2.00m x 1.90m (6'6" x 6'2")

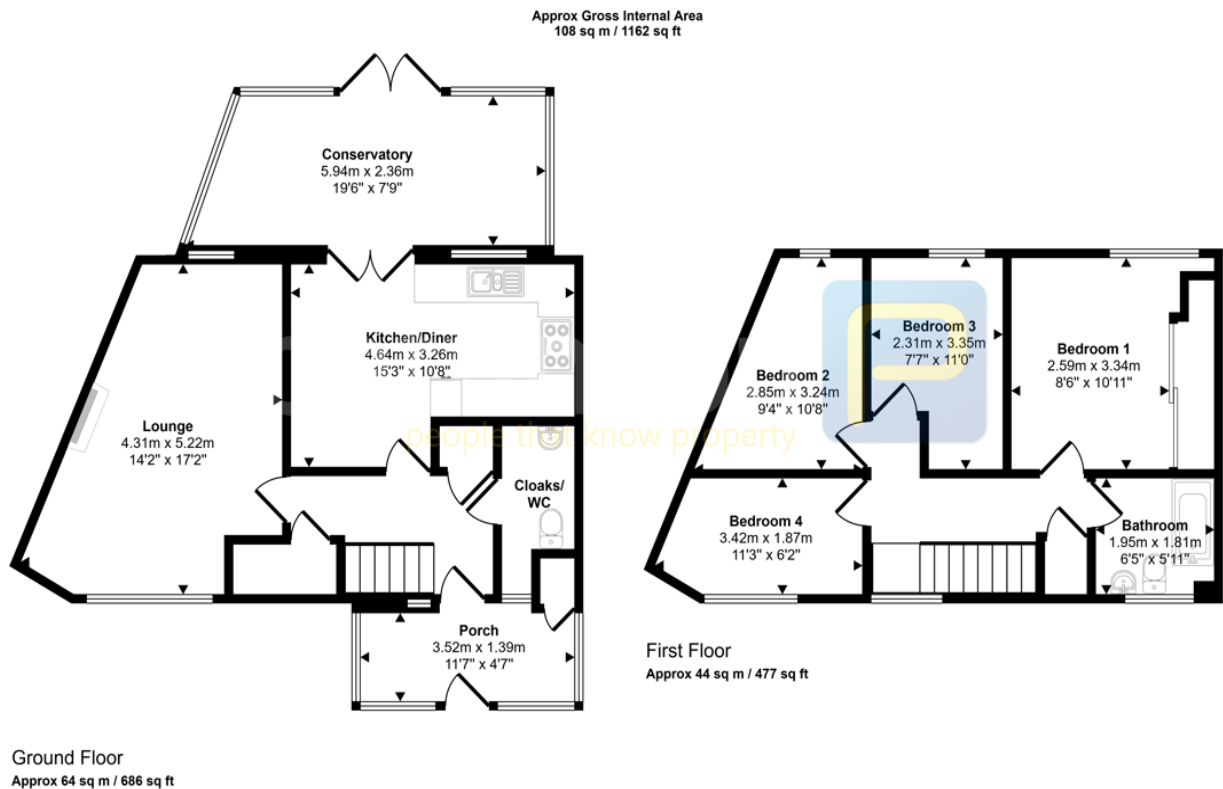
Three piece suite comprising a panelled bath with mains fed shower over and glazed shower screen, WC, vanity wash basin, tiled walls and floor, chrome heated towel rail, UPVC double glazed window



External

Wells stocked rear garden with decked area





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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Wigeon Close, Ayton, Washington, Tyne and Wear, NE38 0EQ

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

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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.

