



To buy

## 1 bed studio flat to buy in NE37

Wellington Walk, Washington,  
Washington, Tyne & Wear, NE37 3DU

**£32,000**

**HA x 1**

Off Street parking

## Property features

- ✓ Studio
- ✓ Gas Central Heating
- ✓ Double Glazing
- ✓ Bathroom
- ✓ EPC Rating G

## Key Information

- ✓ EPC Rating: G
- ✓ Heating supply: Gas

## Description

We offer to the sale market this upper studio situated in Wellington Walk, Sulgrave, Washington. The property benefits from gas central heating and double glazing and in brief comprises: entrance, lounge/bedroom, bathroom and a walk in storage cupboard. This is a good purchase for the buy to let or investment market.

To arrange a viewing please contact the Houghton team on 0845 146 1594.

Price: £32,000

Property Type: Studio flat

Parking: Off Street

Heating: Gas

## **Entrance**

Entrance door leading into hallway.

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## **Lounge/Bedroom Area**

*2.21m x 3.20m (7'3" x 10'5")*

Double glazed window to rear, double radiator, TV point, and Telephone point.

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## **Kitchen Area**

*2.39m x 2.44m (7'10" x 8'0")*

Double glazed window to rear, single panel radiator, plumbed for washing machine, electric and gas cooker points, fitted wall and base units with roll top work surfaces, single drainer stainless steel sink unit, with mixer taps and tiled splash backs.

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## **Bathroom/WC**

*1.96m x 1.55m (6'5" x 5'1")*

Low level W.C., panelled bath with shower over and wash hand basin.

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## **Walk In Storage**

There is also a walk in storage area.

Wellington Walk, Washington, Washington, Tyne & Wear, NE37 3DU

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
**<https://www.simply-residential.co.uk/>**

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