



## 3 bed semi-detached house to buy in NE37

Kellett Close, Washington, Washington, Tyne and Wear, NE37 1NN

**£185,000** Offers Over

🏠 x3 🚗 x1 🚻 x1

Tenure

**Freehold**

## Property features

- ✓ Three Bedrooms
- ✓ Allocated Parking
- ✓ No Onward Chain
- ✓ Close to Local Amenities
- ✓ EPC Rating C

Allocated parking

## Key Information

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

## Description

Situated within the highly sought-after Kellett Close in the heart of Washington, this well-presented three-bedroom semi-detached home offers an excellent opportunity for first-time buyers, young families, and those looking to put their own stamp on a property. Conveniently located within walking distance of George Washington Primary School, a range of local amenities, and excellent transport links, the property enjoys a fantastic position in a popular residential area.

The accommodation briefly comprises an entrance hall leading into a spacious and welcoming living room, a fitted kitchen, and a convenient downstairs WC. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from generous front and rear gardens, providing excellent outdoor space for families and offering potential to extend to the rear (subject to the necessary planning permissions). An allocated parking space is situated adjacent to the rear garden, adding further practicality to this appealing home.

Early viewing is highly recommended to appreciate the accommodation, potential, and excellent location on offer.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £185,000

Property Type: Semi-detached house

Parking: Allocated

Heating: Gas

## External Front



## Entrance Hall

3.537m x 1.114m (11'7" x 3'7")



## Living Room

4.911m x 4.302m (16'1" x 14'1")



## Kitchen

3.232m x 2.64m (10'7" x 8'7")



## Downstairs WC

2.089m x 0.982m (6'10" x 3'2")



## First Floor Landing

3.41m x 1.99m (11'2" x 6'6")



## Bedroom 1

3.66m x 2.904m (12'0" x 9'6")



## En-Suite

2.109m x 1.374m (6'11" x 4'6")



## Bedroom 2

3.052m x 2.839m (10'0" x 9'3")



## Bedroom 3

2.054m x 2.004m (6'8" x 6'6")



## Bathroom

2.315m x 1.998m (7'7" x 6'6")




---

## External Rear





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>	77	
(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 

Kellett Close, Washington, Washington, Tyne and Wear, NE37 1NN

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/>

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.

