



4 Bedrooms

Jill Moore Sales & Lettings are thrilled to welcome this spacious four bedroom town house style property in the highly sought-after area of Washington Village, to the sales market. Boasting four good-sized bedrooms, master bedroom with en-suite and enclosed rear garden, this property makes the perfect family home. Viewings are essential!

**12 Rushmore Grange, Washington
Village, Washington, Tyne & Wear,
NE38 7LF**

Asking Price:

£210,000

EPC Rating: C



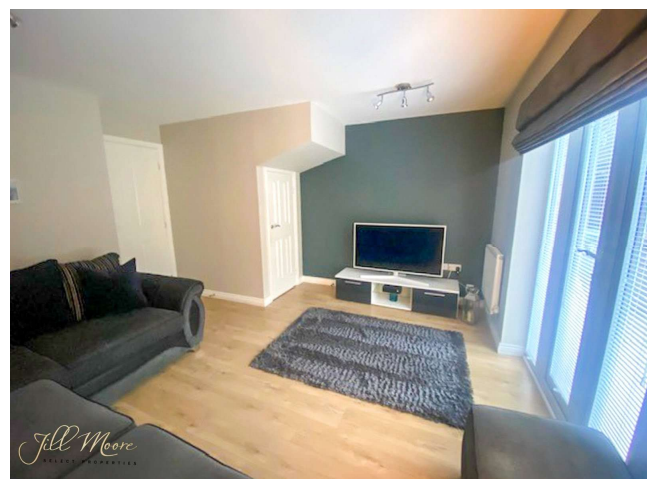
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Entrance Hall The hallway features doorways off to w/c, kitchen and lounge with carpeted stairs leading to first floor and neutral walls.

W/C The w/c is complete with low level hand wash basin, toilet, neutral walls and radiator

Kitchen 10'9" x 6'10" (3.28m x 2.08m). The modern kitchen features cream high gloss base and wall units providing ample storage and housing integrated appliances such as fridge, freezer, washer/dryer and dishwasher. Double glazed window looking out onto the front aspect of the property, stainless steel sink with mixer tap, oven, hob, extractor and radiator also feature.

Living Room 13'5" x 13'3" (4.1m x 3.96m"). The spacious lounge is complete with wood



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flooring, double glazed French doors leading out into the rear garden which fill the room with natural light, neutral walls, understairs cupboard and radiator.

Second Bedroom 13'5" x 7'3" (4.1m x 2.2m).

The second bedroom features carpet flooring, neutral walls, radiator and double-glazed windows looking out into the rear garden.

Third Bedroom 13'5" x 8'4" (4.1m x 2.54m).

The third bedroom is complete with two double glazed windows looking onto the front of the property, radiator, carpet flooring and neutral walls.

Bathroom The bathroom features shower over bath, low level hand wash basin, toilet, towel rail/radiator.

Fourth Bedroom 13'5" x 7'1" (4.1m x 2.16m).

The fourth bedroom features carpet to the floor, two double glazed windows looking onto the rear aspect of the property, neutral walls and radiator.

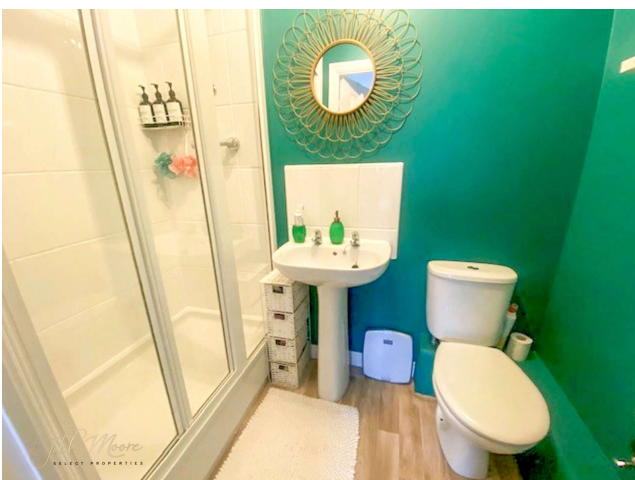
Master Bedroom 13'5" x 9'9" (4.1m x 2.97m).

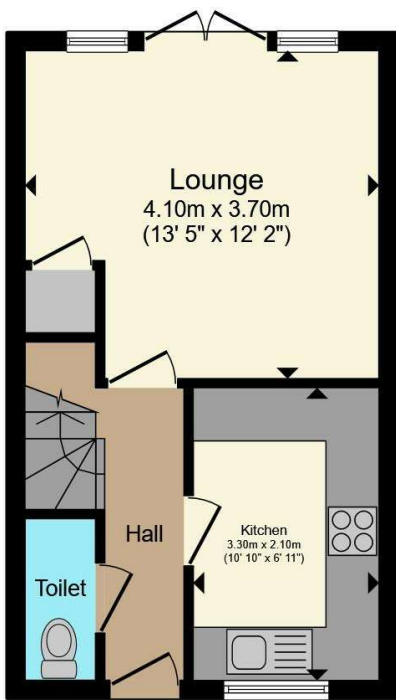
The master bedroom is complete with part panelled wall, double glazed windows, carpet flooring, neutral walls, radiator and has access to its own full en-suite.

Ensuite Bathroom Featuring walk in shower cubicle, toilet, low level hand wash basin, neutral walls and radiator/towel rail.

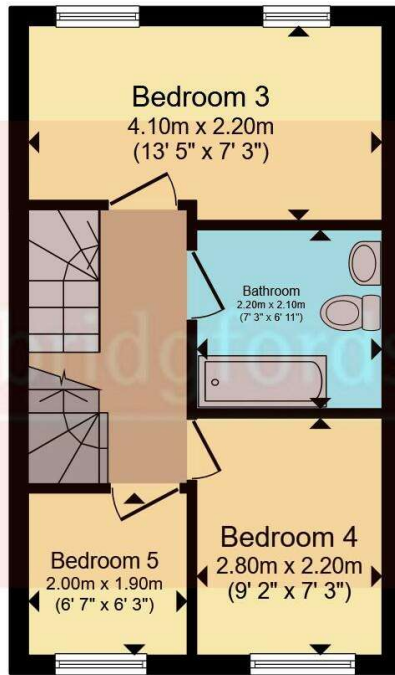
Externally To the front, a large block paved private driveway providing space for multiple vehicles. To the rear, an enclosed garden which is not overlooking and features natural grass section and paved patio section.

The property is found within one of the most sought-after areas in Washington, the historic Washington Village, offering not only historic buildings but pubs, restaurants and cafes too. Well respected schools such as St Josph's Primary School and JFK Primary School are within walking distance, as is The Galleries Shopping Centre. The property is also found close to a major bus route allowing for easy public transport links. Commuting into larger cities like Sunderland, Durham and Newcastle is

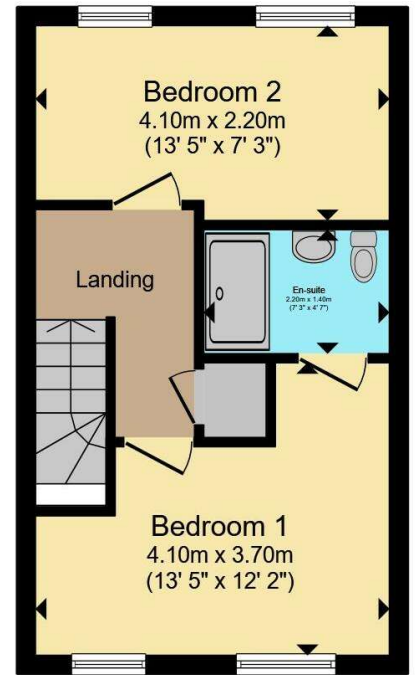




Ground Floor



First Floor



Second Floor

Total floor area 85.2 sq.m. (917 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract