



Beautiful Throughout!! Jill Moore Sales & Lettings are thrilled to present this spacious two bedroom terraced property, in the highly popular location of Capesthorpe Road, Washington, to the sales market. Offering modern, perfectly finished kitchen, bathroom and rooms throughout, with a landscaped private rear garden, this property makes the perfect first time buy or downsize!

6 Capesthorpe Road, Teal Farm, Washington, Tyne and Wear, NE38 8BY

Asking Price:

£159,950

EPC Rating: B



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Entrance Hall Enter through uPVC double glazed door into spacious hallway with carpet to the floor, stairs leading to first floor and doorway into the lounge.

Lounge 12'10" x 11'8" (3.9m x 3.56m). The stunning lounge space is complete with neutral walls, carpet flooring, radiator and is flooded with natural light from the large double glazed window looking out over the front aspect of the property.

W/C 2'9" x 6'1" (0.84m x 1.85m). The W/C offers neutral walls and floors, hand wash basin and toilet.

Kitchen/Diner 10' x 14'1" (3.05m x 4.3m). The perfectly presented kitchen/diner space is



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generously sized and offers neutral white gloss base and wall units providing ample storage and housing integrated fridge, freezer, oven, hob, extractor and stainless steel sink with mixer tap. Contrasting worktop, neutral walls and floors and large storage cupboard also features. The space is filled with natural light from the large double glazed window and French doors which lead out into the rear garden.

Landing The landing area features neutral walls, carpet to the floor, access to partially boarded loft space for storage and doors off to bedrooms and bathroom.

Bedroom 2 8'3" x 11'1" (2.51m x 3.38m). The spacious second double bedroom is superbly presented with neutral walls, carpet to the floor, double glazed window looking out over the rear garden and radiator.



Master Bedroom 11' x 11'8" (3.35m x 3.56m). The amazingly presented master bedroom is a very good size and features neutral walls, carpet flooring, double glazed window looking out over the front aspect of the property, two large built in storage units and radiator.

Bathroom 6'7" x 6'2" (2m x 1.88m). The family bathroom offers neutral part-tiled walls, shower over bath, hand wash basin, toilet, towel rail/radiator and double glazed window.

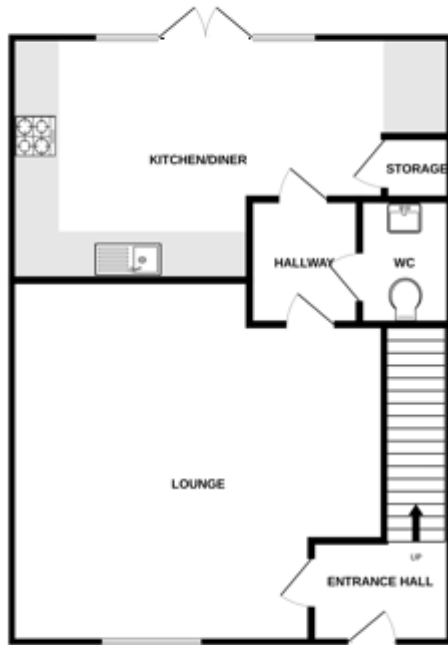
External To the rear, a beautifully landscaped garden complete with natural grass section, paved patio/seating area and pathway leads down to the bottom of the garden for bin entrance/exit. To the front, a block paved private driveway provides ample space for vehicles and leads up to front door.



Location The property is found on Capesthorpe Road, a quiet and popular area of the Teal Farm estate. The area is very family friendly with pubs, shops and woodland walks on the doorstep. Well respected local schools such as Biddick Academy and St Roberts of Newminster are only a short walk away. Commuting into larger cities such as Newcastle, Sunderland and Durham is made quick and easy via the A1/A1231. The property also benefits from great public transport links being close to a major bus route.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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