



4 Bedrooms

Rare & Highly Popular Location!! This beautiful four bedroom semi-detached property, in the extremely sought-after location of Rievaulx, Biddick, Washinton, is welcomed to the sales market by Jill Moore Sales & Lettings. Benefitting from superb local schools on the doorstep as well a range of other amenities, four good-sized bedrooms, modern kitchen and bathrooms, this property makes the perfect family home!! Early viewing is essential to avoid disappointment.

6 Rievaulx, Biddick, Washington, Tyne & Wear, NE38 7JP

Offers Over:

£250,000

EPC Rating: To be
confirmed



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Entrance Hall Enter through double glazed privacy French doors into light and airy porch with doors off to bedroom and shower room.

Shower Room 4'3" x 5'10" (1.3m x 1.78m). The shower room offers neutral walls, double glazed window, large walk in shower area with rainfall shower, w/c and hand wash basin.

Bedroom 7'1" x 8'9" (2.16m x 2.67m). The fourth good-sized bedroom features neutral walls, laminate flooring, double glazed window and radiator.

Lounge 10'9" x 21'4" (3.28m x 6.5m). The stunning lounge space benefits from neutral



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walls, radiators, floor-to-ceiling double glazed window looking out into the rear garden, solid Oak spiral staircase with sun tunnel providing constant lighting to the stairs and leading to first floor.

Kitchen/Diner 14'9" x 15'11" (4.5m x 4.85m).

The perfectly presented open plan kitchen/diner space is flooded with natural light from the large double glazed windows looking out over the rear garden and the Velux sky light windows. The space also features a range of neutral base and wall units providing ample storage space with solid oak worktops throughout, a double Belfast sink and 'freestanding appliances which can be removed easily offering space/plumbing for fridge/freezer and washer/dryer. Doorway leads out into the rear garden.



First Floor Landing The landing area provides ample natural light from the large double glazed windows and features neutral walls, open area providing ample office workspace for working from home or as an additional play area with access to bedroom 2.



Bedroom 8'6" x 12'11" (2.6m x 3.94m). The third double bedroom is very generous in size and offers neutral walls, large double glazed window looking out over the rear garden, laminate flooring and radiator.

Bedroom 11'4" x 10'10" (3.45m x 3.3m). The second double bedroom is well presented and complete with large double glazed window looking out over the front aspect of the property and fills the space with natural light. Laminate flooring, radiator and neutral walls also feature.



Bedroom 13'7" x 8'1" (4.14m x 2.46m). The beautiful master bedroom is perfectly finished with neutral walls/decor, laminate flooring, radiator and flooded with natural light from the large double glazed 4 meter wide window with views over the front aspect.

Bathroom 5'6" x 7'1" (1.68m x 2.16m). The spacious family bathroom offers hand wash basin, double glazed privacy window, neutral walls and floors, w/c, and L shaped bath with overhead shower.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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