



2 Bedrooms

Stunningly Presented!! This spacious and modern throughout two bedroom GROUND FLOOR flat is welcomed to the sales market by Jill Moore Sales & Lettings. Boasting amenities within walking distance such as superb local schools, two good-sized bedrooms, access to rear garden and a modern kitchen and bathroom, this property combines modern spacious living with a great location! This property makes the perfect first time buy or downsize! Viewings are a must!

**10 Hollyhock, Fatfield,
Washington, Tyne and Wear, NE38
8ST**

Offers in the region

£90,000

EPC Rating: To be



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Entrance Hall Enter through uPVC double glazed door into hallway which leads directly into the spacious lounge space.

Lounge/Diner 14' x 15'11" (4.27m x 4.85m). The good-sized lounge is complete with neutral walls, double glazed window looking out over the rear aspect of the property, radiator, laminate flooring and doors off to internal hallway and kitchen.

Kitchen 14' x 7'2" (4.27m x 2.18m). The modern kitchen offers a range of base and wall units providing ample storage and housing integrated hob, oven and extractor. Space/plumbing for washer/dryer and fridge/freezer also features, along with sink with mixer tap, contrasting worktop, double glazed window and radiator.

Bedroom One 9'9" x 11'4" (2.97m x 3.45m). The master bedroom features neutral walls, large double glazed window which floods the room with natural light, radiator and carpet flooring.

Bedroom Two 11'4" x 8'2" (3.45m x 2.5m). The second good-sized bedroom is complete with neutral walls, large



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double glazed window looking out over the front aspect of the property, radiator and carpet flooring.

Bathroom The perfectly presented bathroom offers neutral tiled walls, extractor, shower over bath, hand wash basin, toilet and towel rail/radiator.

External The property offers access to a gated rear garden with a large natural grass lawn which is shared access with the property above.

Location Hollyhock is a popular and quiet area within Fatfield, Washington, known for its family friendly community and local amenities which are all on the doorstep. These include shops, bars, pubs and restaurants all within walking distance. As are superb local schools like Fatfield Primary School, St Robert of Newminster and Biddick Academy secondary schools. The property also benefits from great commuting links into Sunderland, Newcastle and Durham via the A19/A1 motorways. The property also falls near a major bus route allowing for easy public transport links.

Disclaimer DISCLAIMER

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. **MORTGAGE ADVICE** It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. **PLEASE NOTE** Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property miss-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. 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 presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. **VIEWING ARRANGEMENTS** To arrange an appointment to view this property, please contact us on 0191 4648880, hours are Monday to Friday 9.00a.m. to 5.00p.m, Saturday 9.00a.m. to 12.00p.m



Property Information The following information should be read and considered by any potential buyers prior to making a transactional decision.

SERVICES:

We are advised by the seller that the property has mains gas, electricity, water and drainage.

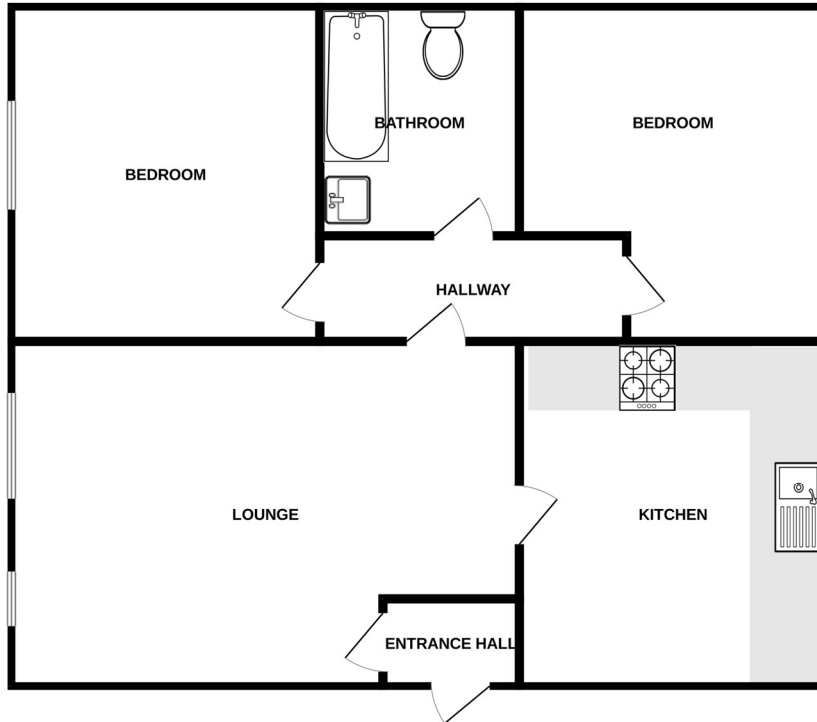
MAINTENANCE/SERVICE CHARGES- No

WATER METER- No

PARKING ARRANGEMENTS: On street

BROADBAND SPEED: No issues reported by vendor. The

GROUND FLOOR



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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