



Beautifully Presented & Perfect Location! This modern and spacious GROUND FLOOR two bedroom apartment, with a total floor space of 582.22ft² in the highly popular and private area of Parsons House, Washington, is welcomed to the sales market by Jill Moore Sales & Lettings. Boasting a stylish fully fitted kitchen, modern bathroom and ample private parking, this property certainly is a gem! Early viewing is essential to avoid disappointment. This property makes a great investment opportunity providing a potential rental yield of 6.3%.

2 Parsons House, Parsons Road, Washington

Asking Price:

£112,000

EPC Rating: C



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Entrance Hall Enter through doorway into welcoming hallway with neutral walls and floors, electric radiator, spot lighting in ceiling and doors off to cupboard, bathroom, bedrooms and lounge/kitchen/diner.

Lounge/Kitchen/Diner The impressive lounge space features neutral walls and floors, plenty natural light from multiple double glazed windows, electric radiator and is open plan to the kitchen/diner. The kitchen is complete with neutral base and wall units providing ample storage and housing integrated appliances like fridge/freezer, dishwasher, oven and hob.



For additional information and full photo gallery please visit
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Stainless steel sink with mixer tap and extractor also feature.

Bedroom The second good-sized bedroom offers plenty natural light from the large double glazed window, neutral walls, carpet flooring and electric radiator.

Bedroom The spacious double bedroom is flooded with natural light from the double glazed window and features neutral walls, carpet to the floor and electric radiator.



Bathroom The contemporary bathroom is complete with modern and neutral part-tiled walls, shower over bath, hand wash basin, toilet and towel rail/radiator.

External The property is surrounded by plenty private parking bays for residents and visitors and entry is accessed via a secure automated gate system. The communal staircase areas provide access to multiple levels as well as the lift within the building.

Location Parsons House is a newly refurbished block that offers ample private parking bays for residents and visitors, Ev charging points, secure CCTV camera and intercom secure access system. The area also offers a range of amenities on the doorstep including well respected schools, shops and pubs/restaurants. Commuting into large cities such as Sunderland, Newcastle and/or Durham is made quick and easy via the A1/A1231/A19 major roads close by. The property also falls on a major bus route allowing for easy public transport links.



This new development of 40 contemporary apartments completed in 2023 is situated in an up-and-coming area of growth and regeneration. All complete with high-quality fixtures and fittings. This development is ideally located to meet the needs of the increasing demand for high-quality homes, especially among professionals working in Washington's successful commercial sector. Some of the larger employers locally are the renowned Nissan plant—the UK's largest automotive manufacturing facility—as well as other large firms like BAE Systems, Amazon and Rolls Royce.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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