



3 Bedrooms

Perfect Family Home Or First Time Buy!! This immaculate three bedroom end terrace property is finished to the highest of standards and is a true credit to the current owners! Jill Moore Sales & Lettings are thrilled to welcome this spacious three bedroom property, with a private driveway and garage, to the sales market. Boasting good sized rooms throughout, a modern kitchen and bathroom and local amenities on the doorstep, this property combines modern family living with a great location. Early viewing is essential!!

**15 Capesthorpe Road,
Teal Farm,
Washington, Tyne &
Wear, NE38 8BY**

Offers Over:

£205,000

EPC Rating: B



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Entrance Hall Enter through uPVC double glazed door into welcoming hallway with neutral walls, carpeted stairs leading to first floor and doors off to lounge, kitchen and w/c.

Lounge The perfectly presented lounge is complete with an impressive bespoke media wall with wall-mounted electric fireplace feature. Wooden flooring features throughout the ground floor and the space is flooded with natural light from the large double glazed uPVC double doors which lead out into the rear garden. Neutral walls/decor and large storage cupboard also feature and complete the beautiful space.



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Kitchen The spacious and modern kitchen offers neutral and base wall units providing ample storage and housing integrated appliances such as fridge, freezer, hob, oven, extractor and dishwasher. Sink with mixer tap, double glazed window looking out over the front aspect of the property, radiator and neutral walls and floors also feature.

W/C The w/c offer neutral walls, hand wash basin, toilet and towel rail/radiator.



First Floor Landing The landing area offers neutral walls, carpet flooring, access to boarded out loft space and doors off to bedrooms, bathroom and storage cupboard.

Bedroom Three The third bedroom is a generous size and features carpet flooring, neutral walls, double glazed window and radiator.

Bathroom The family bathroom features bath, part-tiled neutral walls, hand wash basin, double glazed window, towel rail/radiator and toilet.



Bedroom Two The second double bedroom features carpet flooring, neutral walls, double glazed and radiator.

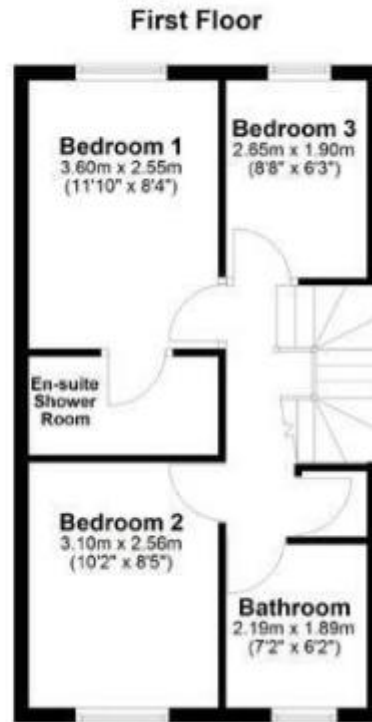
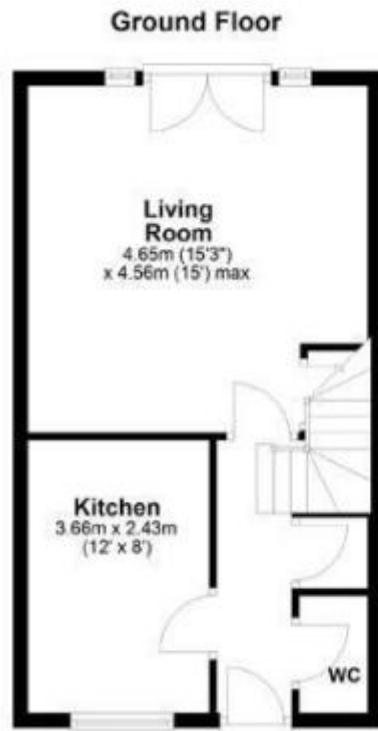
Master Bedroom The spacious master bedroom is complete with neutral walls, carpet flooring, large double glazed window which looks out over the rear garden, radiator and has access to its own full en-suite.

En-suite The master en-suite benefits from large walk in shower cubicle, hand wash basin, toilet, double glazed window and towel rail/radiator.



Loft Room The loft space has been fully boarded and carpeted out with neutral walls and a fully integrated CCTV system installed around the property.

External To the rear, an enclosed garden which is not overlooked providing privacy. Natural grass section features along with outdoor timber bar structure and paved patio/pathway which leads up to the top of the garden. Entrance/exit gate leads out to the side of the property for bin access.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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