



3 Bedrooms

Jill Moore Sales and Lettings are pleased to present this spacious 3-bedroom semi-detached property, offering a large living room with dual aspect windows, a well-equipped kitchen, and a separate WC and shower room. The property also features a generously sized master bedroom, two additional double bedrooms, and ample storage throughout. Externally, there is a large driveway with parking for multiple vehicles and a large rear garden with a small patio area and a large portion of grass. Viewings

36 Village Lane, Washington Village, Washington, Tyne and

Asking Price:

£175,000

EPC Rating: D



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Living Room The living room is a spacious and inviting area, running the full width of the property. It features carpeted flooring, providing a cozy and comfortable atmosphere. Two radiators, one under each window, ensure the room remains warm and welcoming throughout the year. The large windows at both the front and back of the property allow natural light to flood the space, creating a bright and airy environment.

Kitchen The kitchen is a functional and modern space, featuring laminate flooring for easy



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maintenance. It comes equipped with an integrated oven and hob, making meal preparation both convenient and efficient. A window allows natural light to brighten the room, creating a pleasant atmosphere while cooking.

Shower Room The shower room is both stylish and practical, featuring a hand wash basin and a shower cubicle for a refreshing and functional space. The room is finished with tiled flooring and paneled walls, offering a sleek, low-maintenance design. A towel radiator adds a touch of comfort, keeping the room warm and cozy.



Separate WC The separate WC is a practical space, featuring tiled flooring for easy upkeep. It is equipped with a toilet, making it a convenient addition to the home.

Bedroom One Bedroom one is a spacious double room, offering ample space for furniture and relaxation. A large window fills the room with natural light, creating a bright and airy atmosphere. The room is finished with carpeted flooring for added warmth and comfort, while a radiator ensures the room stays cozy throughout the year.



Bedroom two Bedroom two is a generously sized double room, featuring a large window that fills the space with natural light. The room is finished with comfortable carpet flooring and includes a radiator to ensure warmth throughout the year.

Bedroom Three Bedroom three is a cozy room, ideal as a guest room, home office, or child's bedroom. It features carpet flooring for comfort and a built-in storage cupboard above where the stairs are, offering convenient extra storage space. The room also includes a radiator for warmth and a window that allows natural light to brighten the space.



External Externally, the property boasts a large driveway with ample parking space for multiple vehicles. At the rear, you'll find a spacious garden, featuring a small patio area perfect for outdoor seating, with the majority of the garden laid to grass, offering a great space for relaxation and outdoor activities.

Village Lane



Ground Floor

First Floor

Total Area: 78.9 m² ... 849 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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