



Great Location! Jill Moore Sales & Lettings are pleased to present this recently renovated and beautifully finished three-bedroom terraced property with modern furnishings throughout, to the lettings market. Offering a range of local amenities on the doorstep and great commuting links across the North East, this property combines modern family living with the perfect location.

Franklin Court

Concord, Washington, NE37

Monthly Rent:

£850

EPC Rating: C



Entrance Hall:

Enter through uPVC double glazed door into

Lounge:

19'11" x 15'8" (6.07m x 4.78m)

The spacious lounge is complete with laminate flooring, neutral walls, large double glazed bay window, doorway into kitchen/diner and carpeted stairs leading to first floor.

Kitchen/Diner:

7'1" x 15'8" (2.16m x 4.78m)

The good-sized kitchen/diner features neutral base and wall units housing integrated hob and oven and provide ample storage. Stainless steel sink with mixer tap, double glazed window, double glazed door leading into rear garden and understairs cupboard also feature.

Bedroom:

10'11" x 6'4" (3.33m x 1.93m)

The third bedroom features double glazed window looking out onto the front aspect of the property, neutral walls and floors and radiator.



For additional information and full photo gallery
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Bedroom:

12'11" x 7' (3.94m x 2.13m)

The second double bedroom is complete with radiator, neutral walls and floors and double glazed window looking over the rear garden.

Bathroom:

5'8" x 8'4" (1.73m x 2.54m)

The modern family bathroom features double glazed window, toilet, hand wash basin, towel rail/radiator, shower

Master Bedroom:

14'4" x 9'1" (4.37m x 2.77m)

The main bedroom is complete with neutral walls, double glazed window, radiator.

External:

To the rear, a low maintenance garden with paved patio, outside water point and entrance/exit gate leads to private gated car parking. To the front, a low maintenance stoned/paved area with seating area. Built in storage cupboard features to the front near the door.

Location:

The property is found within Franklin Court, a quiet and popular area of Washington, with shops, pubs and restaurants on the doorstep. Well respected schools such as Washington Academy are also just a short walk away. Commuting into larger cities such as Sunderland, Newcastle and Durham is made quick and easy via the A1/A1231/A19 major roads close by. The property also benefits from great public transport links being close to a major bus route.

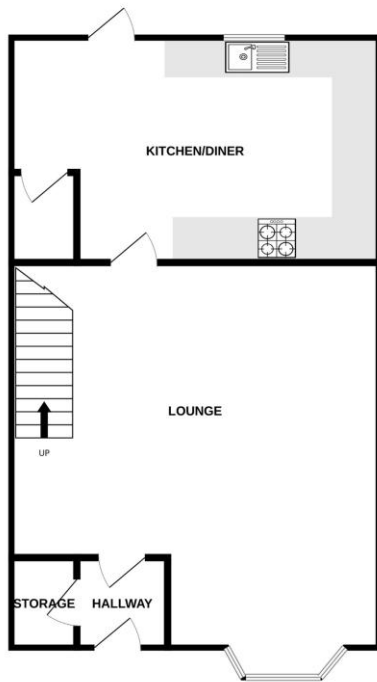


Furnishings - Unfurnished

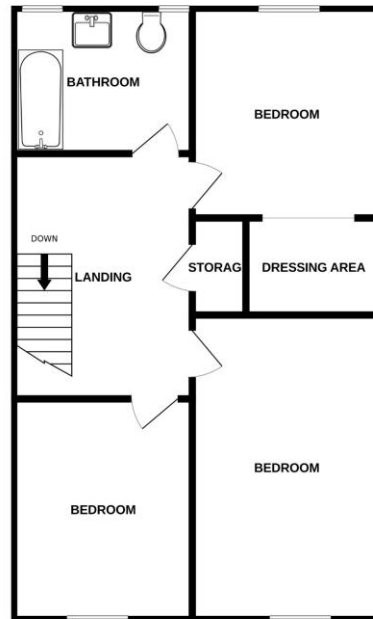
Viewing - By appointment through Jill Moore



GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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