



3 Bedrooms

Unique Property With No Onward Chain!! Jill Moore Sales & Lettings are delighted to welcome this three bedroom semi-detached character cottage property, in the private and picturesque location of East House Farm, Follingsby, to the sales market. Boasting stunning, unobstructed views over the meadows, private driveway and extended kitchen/diner area, this property certainly is one of a kind and makes the perfect retreat!

## **3 East House Farm Cottages, Follingsby, Washington, Tyne & Wear, NE37 3JA**

Asking Price:

**£295,000**

EPC Rating: To be  
confirmed



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**Entrance Porch** Enter through doorway into porch with double glazed windows and internal doorway into hallway. The hallway features carpet to the floor, carpeted stairs leading to first floor, neutral walls and doors off to lounge, w/c and kitchen.

**W/C** 5'8" x 3'11" (1.73m x 1.2m). The w/c features neutral walls, double glazed window, hand wash basin, w/c and radiator.

**Lounge** 12'3" x 13'8" (3.73m x 4.17m). The spacious lounge offers carpet to the floor, neutral walls, original fireplace feature, and large double glazed sliding patio doors which lead out into the rear garden and flood the



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space with natural light. The lounge is open plan to the dining space.

**Dining Room** 13'8" x 12'6" (4.17m x 3.8m). The good-sized dining room is complete with carpet to the floor, double glazed window, neutral walls, large built in storage space and doorway which leads into the utility room.

**Kitchen** 13' x 13'1" (3.96m x 4m). The extended kitchen area is filled with natural light from the large double glazed windows looking out over the gardens and offers the stunning views across the fields to the rear. The space is finished with a range of base and wall units providing ample storage and housing integrated hob, oven, stainless steel sink with mixer tap and extractor. Neutral walls, tiled floors and radiator also feature.

**Utility Room** 9'1" x 7'10" (2.77m x 2.4m). The utility room offers built in storage units with integrated stainless steel sink and mixer tap, two large double glazed windows, neutral walls and floors and internal doorway leads into the garage.



**First Floor Landing** The landing area offers carpet to the floor, neutral walls and doors off to bedrooms and family bathroom.

**Bedroom** 11'4" x 7'5" (3.45m x 2.26m). The second spacious double bedroom benefits from carpet to the floor, neutral walls, double glazed window and radiator.

**Bedroom** 8'9" x 10'11" (2.67m x 3.33m). The third good-sized bedroom is complete with radiator, double glazed window with views over the fields and of Penshaw Monument, neutral walls and carpet flooring.

**Master Bedroom** 14'5" x 8'10" (4.4m x 2.7m). The principle bedroom is well presented and complete with carpet to the floor, neutral walls and double glazed window looking out over the rear aspect of the property providing the stunning views. Radiator

**Bathroom** 7'7" x 8'11" (2.3m x 2.72m). The family bathroom is very generous in size and offers bath, w/c, hand wash basin, double glazed window, radiator and





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