



Quiet & Private Cul-De-Sac Location!! Jill Moore Sales & Lettings are proud to present this beautiful two bedroom semi-detached bungalow, in the highly popular location of Rutland Place, Washington, to the sales market. Offering two good-sized bedrooms, wrap around gardens on a substantial corner plot and private driveway with garage, this property certainly is a gem! The area benefits from a range of amenities on the doorstep including well respected schools, shops and pubs/restaurants. Early viewing is essential.

1 Rutland Place, Usworth, Washington, Tyne and Wear, NE37

Offers Over:

£190,000

EPC Rating: To be confirmed



Entrance Hall Enter through uPVC double glazed door into welcoming hallway with neutral walls, carpet flooring and doors off to bedrooms, bathroom and kitchen/diner. Access to fully boarded loft space also features.

Conservatory 12'10" x 9' (3.9m x 2.74m). Flooded with natural light from the large double glazed surround windows providing views to both aspects, the conservatory space offers carpet flooring and doors off to entrance hall and utility room.

Utility Room 7'2" x 4'8" (2.18m x 1.42m). The utility area is complete with neutral walls, doorway into garage and plumbing/space for washer/dryer.

Lounge 17'3" x 11'9" (5.26m x 3.58m). The generously sized lounge is well presented with neutral walls, carpet flooring, wall mounted fireplace feature, radiator and large double glazed bay window which looks out over the front aspect of the property.

Bedroom 15'7" x 9'11" (4.75m x 3.02m). The spacious master bedroom is complete with built



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in storage units providing ample storage, neutral walls, large double glazed window to the rear aspect of the property, radiator and carpet flooring.

Bedroom Two 12'7" x 8'3" (3.84m x 2.51m).

The second double bedroom offers plenty natural light from the large double glazed bay window looking out over the front aspect and features carpet flooring, neutral walls and radiator.



Bathroom 5'6" x 7'7" (1.68m x 2.3m). The family bathroom features neutral walls, large double glazed window filling the space with natural light, walk in shower cubicle, hand wash basin with built in storage surround, w/c and towel rail/radiator.

Kitchen/Diner 8'2" x 21'1" (2.5m x 6.43m).

The kitchen area is a very good size and offers a range of neutral base and wall units providing plenty storage space and housing integrated appliances including hob, oven/grill, fridge and freezer. Stainless steel sink with mixer tap, double glazed window to the rear aspect, neutral walls and laminate flooring also feature in the kitchen space. The area is open plan to the dining room space which features double glazed windows, neutral walls and floors and uPVC double glazed door which leads out into the rear garden.



External To the rear, a low maintenance block paved private garden with shrubbery boarder. Paved pathway leads round down the side of the property and to side garden area. To the side of the property there is a beautifully presented and low maintenance area complete with paved pathway, shrubbery boarder and artificial grass sections. This side of the property benefits from sunlight throughout the day. To the front, a large block paved private driveway provides ample space for multiple vehicles and leads up to front and garage doors. Garage area features electric roller shutter.



Location The property is found in the highly popular and quiet location of Rutland Place, Washington, which offers a range of well respected schools, shops and pubs/restaurants on the doorstep. The property also benefits from great public transport links being close to a major bus route. Commuting into larger cities such as Newcastle, Sunderland and/or Durham is made quick and easy via the A1/A1231/A19

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