



3 Bedrooms

Private Cul-De-Sac Location! This impressive three bedroom mid-terraced property, found in the highly popular and quiet area of Helmdon, Washington, is welcomed to the sales market by Jill Moore Sales & Lettings. Benefitting from a large extension to the rear creating a beautiful sun room/diner space, this property is a true credit to the current owners! With amenities on the doorstep and modern finishes throughout, this property makes the perfect first time buy!

**63 Helmdon, Sulgrave,
Washington, Tyne &
Wear, NE37 3AP**

Asking Price:

£155,000

EPC Rating: C



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Hallway 15'1" x 7'5" (4.6m x 2.26m). Enter through uPVC double glazed door into welcoming hallway with neutral walls, laminate flooring, staircase leading to first floor with glass panelled banister and doors off to lounge and kitchen.

Kitchen 11'7" x 6'9" (3.53m x 2.06m). The well presented kitchen offers neutral white gloss base and wall units providing ample storage space and housing integrated sink with mixer tap, and Neff appliances like oven, hob, microwave, extractor, wine cooler and fridge/freezer. Double glazed window looking out over the front aspect of the property,



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radiator and doorway into sun room/diner also features.

Lounge 14'3" x 10'8" (4.34m x 3.25m). The spacious lounge is flooded with natural light from the large double glazed French doors which lead out into the rear garden, and neutral walls, laminate flooring and vertical radiator also feature.

Sun Room/Diner 24'2" x 10'9" (7.37m x 3.28m). The sun room extension has been added to the rear of the property creating a second impressive reception area which is also flooded with natural light from the large double glazed sky lighting windows and uPVC French doors which lead out into the rear garden. The space is open plan to the dining area which offers a large double glazed window to the front aspect of the property, along with neutral walls, radiator and laminate flooring.

Bedroom 1 14'4" x 10'7" (4.37m x 3.23m). The master bedroom is complete with carpet to the floor, neutral walls, double glazed Velux windows and radiator.

Bedroom 2 11'7" x 8'2" (3.53m x 2.5m). The second good-sized bedroom offers neutral walls, dual aspect dual glazed windows, radiator and carpet flooring.

Bathroom 7'8" x 4'7" (2.34m x 1.4m). The family bathroom features neutral tiled walls and floors, double glazed window, towel rail/radiator, hand wash basin, w/c, and shower over bath.

Bedroom 3 8'7" x 5'10" (2.62m x 1.78m). The third bedroom is generous in size and features neutral walls, double glazed window, radiator and carpet to the floor.

External To the rear, a landscaped rear garden with large paved patio/seating area with steps up to the natural grass lawn section. To the front, a block paved double private driveway provides ample space for multiple vehicle parking and leads up to the front door.

Location The property is found within Helmdon, a quiet and popular cul-de-sac within Washington. The property benefits from great public transport links via local bus routes and has well respected schools, shops and restaurants all within walking distance.



GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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