



5 Bedrooms

Jill Moore Sales and Lettings offer a excellent opportunity to purchase this spacious five-bedroom, three-storey town house, ideally situated on the popular Rushmore Grange development in Washington.

Offering generous accommodation across three floors, this impressive family home provides excellent versatility, ample living space and five bedrooms. The principal bedroom further benefits from its own private en-suite shower room, providing an added level of comfort and convenience.

The property occupies an amazing location, with a wide range of everyday amenities close by, including shops, supermarkets, schools and local services. The nearby Galleries Shopping Centre and Retail Park provide convenient access to a variety of shops and facilities, while excellent transport links and nearby major road networks make commuting straightforward.

Early viewing highly recommended.

Rushmore Grange

Washington Village, Washington,
NE38

Asking Price:

£180,000

EPC Rating: C



Location:

Rushmore Grange is positioned within a beautiful and sought-after cul-de-sac in Washington Village, offering an excellent range of modern amenities, including bars, restaurants, coffee shops, St Joseph's Primary School, Wessington Primary School, and a selection of independent boutique shops.

The Galleries Shopping Centre and sports and leisure centre are approximately one mile away, while excellent transport links provide easy access to the A1 and A19, making this an ideal location for commuters.

Entrance Hall:

2.85 x 1.04

Composite entrance door, open stairs, carpet, radiator with decorative cover.

Cloakroom:

1.80 x 0.94

Comprising a white low-level WC and a corner wash hand basin, vinyl flooring, radiator.

Living Room:

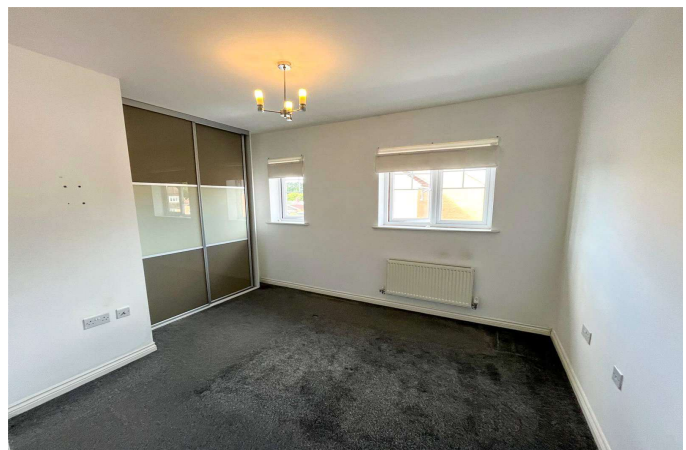
4.12 x 3.73

Double-glazed French doors and 2 full height glazed panels, built-in understairs storage cupboard, carpet, radiator with decorative cupboard.

Kitchen:

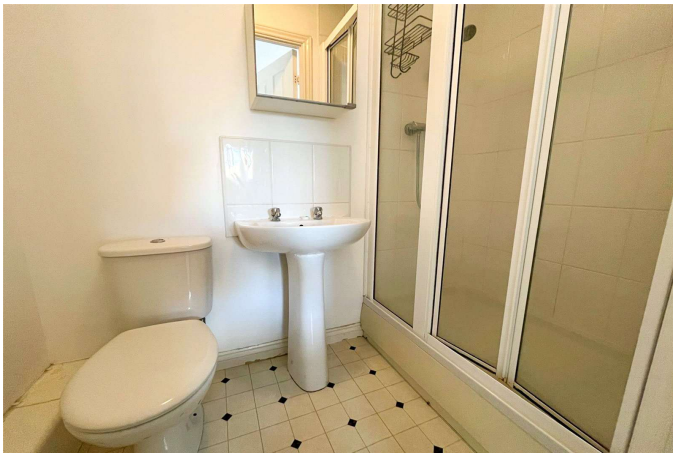
3.30 x 2.02

Double-glazed window to the front aspect, full range of base and wall units, electric oven, gas hob, extractor, gas boiler housed in unit, tiled splashback, vinyl flooring, radiator. The washing machine, fridge/freezer and dryer are all being left if required.



For additional information and full photo gallery
please visit

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1st Floor

Bedroom 2:

4.12 x 2.17

Two Double-glazed windows and blinds, carpet, radiator.

Bedroom 3:

2.78 x 2.15

Double-glazed window, carpet, radiator.

Bedroom 4:

1.86 x 1.85

Double-glazed window, carpet, radiator.



Bathroom:

2.16 x 2.06

Panelled bath, wash hand basin, low-level w/c, part-tiled walls, vinyl flooring, radiator.

2nd Floor

Master Bedroom:

4.12 x 3.67

Two double-glazed windows, full wall of fitted sliding-door wardrobes, carpeted flooring and radiator. Benefits from a private en-suite shower room.



Ensuite Shower Room:

2.16 x 1.19

Shower enclosure with bi-fold door and bar shower, tiled shower area, white low-level w/c and wash hand basin, vinyl flooring, extractor.

Bedroom 5:

4.12 x 2.17

Double-glazed window, carpet, radiator.

External

Front:

Block-paved pathway leading to the front door, with small, planted shrub areas to either side.

Rear:

Paved patio area with low-maintenance AstroTurf lawn, fenced-off bin storage area and garden shed. Gated access to private rear parking.



DISCLAIMER:**DISCLAIMER**

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. **MORTGAGE ADVICE** It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. **PLEASE NOTE** Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property mis-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. **VIEWING ARRANGEMENTS** To arrange an appointment to view this property, please contact us on 0191 4648880, hours are Monday to Friday 9.00a.m. to 5.00p.m, Saturday 9.00a.m. to 12.00p.m

Property Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision.

We are advised by the seller that the property has mains gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES- No

WATER METER- Yes

PARKING ARRANGEMENTS: Street Parking

BROADBAND SPEED: No issues reported by vendor. The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

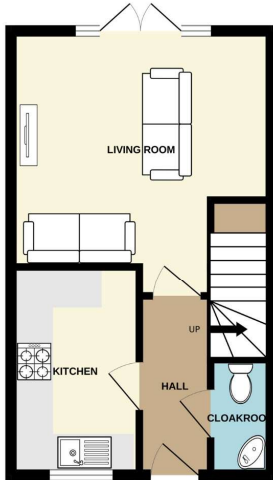
NORTHEAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

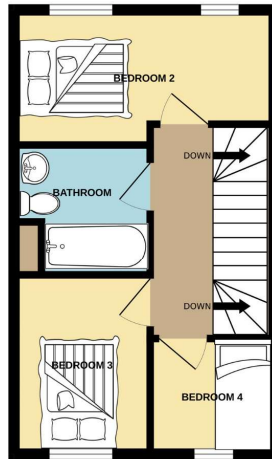
Tenure - Freehold

Viewing - By appointment through Jill Moore Sales and Lettings

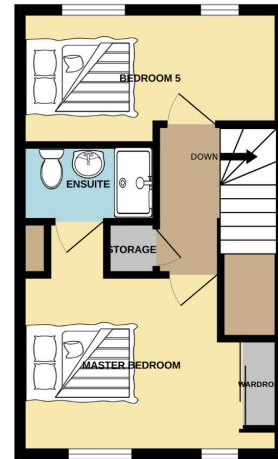
GROUND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.



2ND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 sq.m.) approx.

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		87 B
69-80	C	73 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