Jill Moore
SALES & LETTINGS



3 Bedrooms

Jill Moore Sales and Lettings are delighted to offer for sale this well-presented three-bedroom detached family home, situated on Wettonmill Close, within the popular Teal Farm development in Washington.

The property offers spacious and well-planned accommodation, making it an ideal purchase for families and professionals alike. Internally, the accommodation briefly comprises an entrance hall, spacious living room, fitted kitchen, separate utility room and downstairs cloakroom/WC. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from an ensuite shower room, together with a family bathroom.

Externally, the property benefits from gardens and a private driveway providing off-street parking.

Ideally positioned for local schools, shops and everyday amenities, the property also offers excellent transport links via the A1(M), A19 and A1231, providing convenient access to Sunderland, Newcastle and Durham.

11 Wettonmill Close, Teal Farm, Washington, Tyne and

Asking Price:

£285,000

EPC Rating: B

0191 4648880 | sales@jillmoore.co.uk | **www.jillmooresalesandlettings.co.uk**
41 Spout Lane, Washington, NE38 7HP



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Early viewing is highly recommended to fully appreciate the accommodation and location on offer.





Location The property is situated within the popular Teal Farm development in Washington, a well-established residential area which is particularly appealing to families and professionals. Teal Farm is a popular residential location offering a good balance of local amenities, schooling, recreational facilities and commuter

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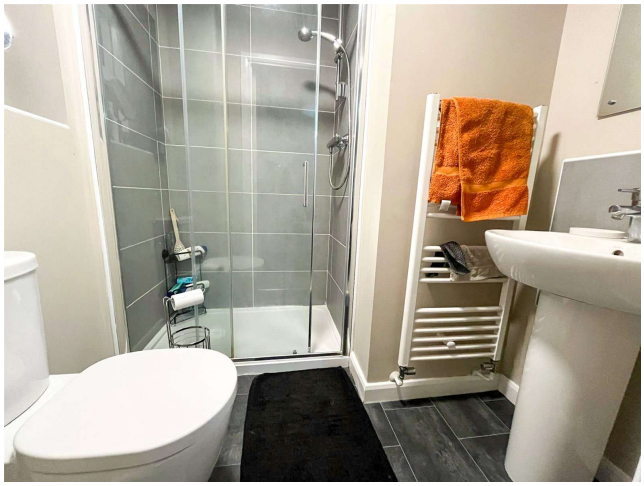
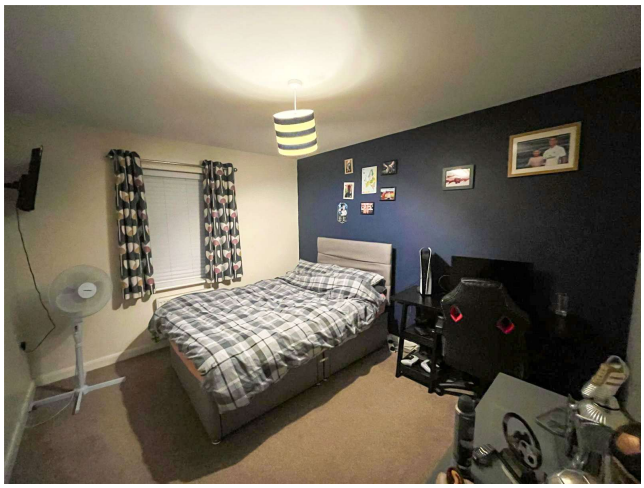
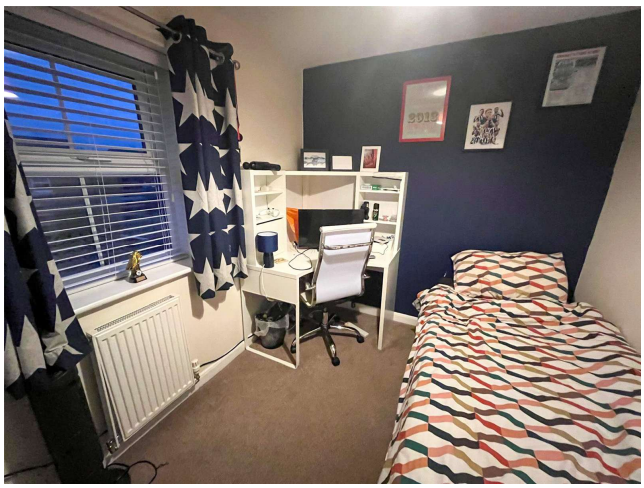








links, making it an attractive choice for families and working professionals.

Entrance Hall *1.93 x 1.87*. The property is entered via a composite entrance door into a welcoming hallway featuring an open-plan staircase, access to cloakroom.

Cloakroom *1.46 x 1.06*. Wash hand basin, W/C, vinyl flooring, extractor, radiator.

Living Room *5.41 x 3.22*. Double-glazed window to the front aspect, French doors with full-height glazed side panels to either side providing access to the rear garden, all fitted with blinds. Two radiators and carpeted flooring.

Kitchen/Diner *5.41 x 3.11*. A range of double-glazed windows to the front and rear aspects, both fitted with blinds. A comprehensive range of base and wall units with matching work surfaces and upstands, incorporating a double electric oven, gas hob, chrome chimney-style extractor and integrated dishwasher. Two radiators and vinyl flooring.

First Floor

Landing *3.46 x 1.29*. Double-glazed window fitted with louvre blinds, large double-door storage cupboard housing the hot water cylinder, loft access hatch, radiator and carpeted flooring.

Utility Room *1.69 x 1.56*. Composite door providing access to the rear garden, fitted range of base and wall units, space for washing machine and tumble dryer, useful built-in under-stairs storage cupboard and vinyl flooring.

Master Bedroom *3.41 x 3.99*. Double-glazed window fitted with louvre blinds, two built-in double wardrobes providing ample storage, radiator and carpeted flooring.

Ensuite Shower Room *1.79 x 2.02*. Double-glazed window, sliding-door shower enclosure with fitted bar shower, wash hand basin, W/C, tall ladder-style heated towel rail, tiled shower area and wash hand basin splashback, extractor fan and vinyl flooring.

Bedroom 2 *3.42 x 2.95*. Double-glazed window fitted with louvre blinds, useful built-in bulkhead storage cupboard, radiator and carpeted flooring.

Bedroom 3 *2.69 x 2.24*. Double-glazed window fitted with louvre blinds, radiator, carpet.

Bathroom *2.01 x 1.92*. Double-glazed window, panelled bath, wash hand basin, W/C, tall ladder-style heated towel rail, extractor fan and vinyl flooring.

External

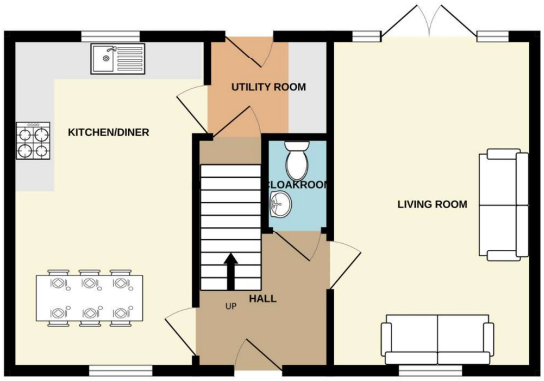
Front Stone-paved pathway leading to the front entrance, block-paved private driveway providing off-street parking, with lawned garden areas and established hedgerow borders.

Side Gated access to rear garden.

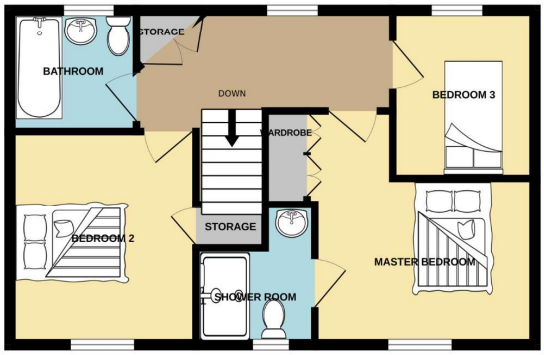
Rear Large stone patio areas and pathways, lawn.
Generous stone-paved patio areas and matching pathways, complemented by a well-maintained lawn.

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

GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.3 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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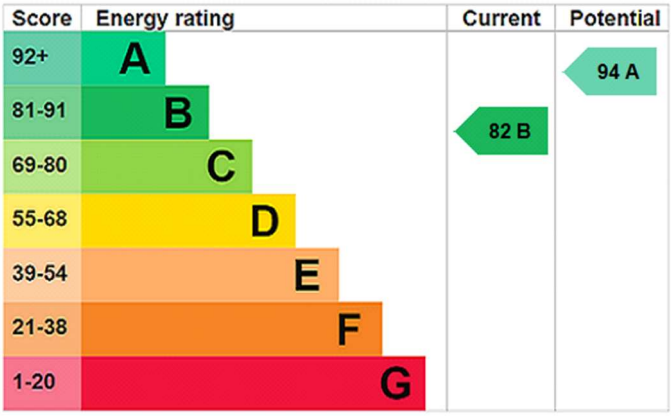

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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