



### 3 bed semi-detached house to buy in NE37

Essex Drive, Washington, Tyne and Wear, NE37 2PE

**£225,000** Offers Over

 x3  x1  x1

Tenure  
**Freehold**

Driveway & Garage parking

### Property features

- ✓ Modernised Throughout
- ✓ Three Bedrooms
- ✓ Semi-Detached
- ✓ Close to Local Amenities
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

Welcome to this beautifully modernised three-bedroom semi-detached home, ideally situated on the highly sought-after Essex Drive in Washington. Perfectly blending contemporary style with practical family living, this property is sure to appeal to a wide range of buyers.

Upon entering, you're greeted by a bright and welcoming hallway leading into a spacious lounge, finished to a high standard with modern décor and quality flooring. To the rear, the heart of the home is the stunning open-plan kitchen diner—designed for modern living, it features sleek cabinetry, integrated appliances, and ample space for both cooking and entertaining, with French doors opening onto the rear garden.

Upstairs, the property boasts three well-proportioned bedrooms, all stylishly presented and offering comfortable living space. The modern family bathroom is fitted with a contemporary suite and finished with tasteful tiling.

Externally, the home benefits from a low-maintenance garden to the rear—perfect for relaxing or hosting summer gatherings—as well as a driveway to the front providing off-street parking.

Located in a popular and well-established area, this property is close to local schools, transport links, and amenities, making it an ideal choice for families or first-time buyers.

Contact us today to arrange a viewing!

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £225,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## External Front



## Entrance Hall

3.667m x 2.058m (12'0" x 6'9")



## Lounge

6.663m x 3.838m (21'10" x 12'7")



## Reception Area



## Kitchen

3.431m x 2.909m (11'3" x 9'6")



## Dining Area

2.819m x 2.772m (9'2" x 9'1")



## First Floor Landing

2.523m x 2.133m (8'3" x 6'11")



## Bedroom One

3.84m x 3.75m (12'7" x 12'3")



## Bedroom Two

3.838m x 2.80m (12'7" x 9'2")



## Bedroom Three

2.227m x 2.111m (7'3" x 6'11")



## Bathroom

1.698m x 2.457m (5'6" x 8'0")




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## Exterior Garden





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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