



## 2 bed semi-detached house to buy in NE38

Maplewood Crescent, Washington, Tyne and Wear, NE38 9BB

**£99,995** offers in region of

🏠 x2 🪑 x1 🚗 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ TWO BEDROOM SEMI DETACHED
- ✓ BRIGHT & AIRY LOUNGE
- ✓ SPACIOUS KITCHEN / DINER
- ✓ PRIVATE FRONT & REAR GARDEN
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

We are pleased to present a charming semi-detached house, ideally situated in the attractive neighbourhood of Washington. With two well-proportioned bedrooms, this abode makes for the perfect home for first-time buyers, a small family and Investors.

The property features a bright and airy lounge, offering a wealth of natural light, creating a calming and soothing atmosphere that is perfect for both entertaining and unwinding after a long day. The designated reception area also allows for a flexible function, may it be utilised as a home office or an additional entertainment room.

Adjacent to the lounge is an impressively spacious kitchen/diner, fitted with modern appliances and ample storage space. The generous dimensions provide plenty space for a dining table, transforming it into the hub of the family home, where home-cooked meals can be enjoyed together.

This home benefits from a well-maintained and functional bathroom..

This Residential Sale offering wraps up with its accessible location, providing owners with convenient commutes and easy access to necessary amenities.

Overall, this property boasts a good blend of comfort, style, and practicality, offering prospective home-owners with an excellent opportunity to buy into this sought-after locale. Viewing is highly recommended to fully appreciate the potential of this home, and we invite interested buyers to come and experience it for themselves.

Council Tax Band: A

Tenure: Freehold

Price: offers in region of £99,995

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

## External Front

Large private enclosed lawned garden, paved patio to front, gated access to rear aspect;



## Entrance/Hallway

1.02m x 1.13m (3'4" x 3'8")

Upvc part glazed door leading to entrance, stairs to first floor;



## Lounge

4.48m x 2.98m (14'8" x 9'9")

Dual aspect double glazed windows, gas fire with feature surround, gas central heating radiator;



## Lounge.



## Kitchen / Diner

4.48m x 3.47m (14'8" x 11'4")

A range of wall, display and base units complemented by contrasting work services, composite sink with mixer tap over, tiled splashbacks, integrated electric oven, electric hob with extractor over, plumbing for washing machine, space for fridge freezer, built in storage, gas central heating radiator, laminate flooring, dual aspect double glazed windows, Upvc part glazed door leading to rear garden;



## Kitchen.



## First Floor Landing

Double glazed window to rear aspect, gas central heating radiator, loft access;



## Bedroom One

4.48m x 3.66m (14'8" x 12'0")

Dual aspect double glazed windows, gas central heating radiator, built in storage;



## Bedroom Two

2.83m x 3.00m (9'3" x 9'10")

Double glazed window to front aspect, gas central heating radiator, combi boiler, built in storage;



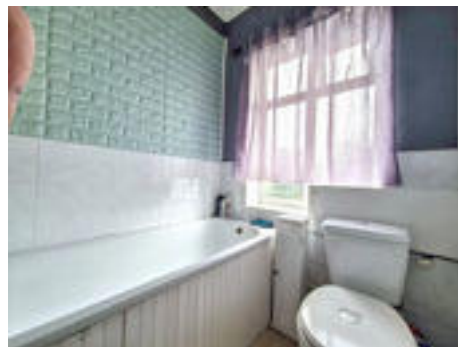
## Family Bathroom

1.42m x 1.33m (4'7" x 4'4")

A suite comprising; Bath, pedestal wash hand basin, w.c, part tiled walls, gas central heating radiator, tiled flooring, double glazed window to rear aspect;



## Family Bathroom.



## External Rear

Private enclosed lawned garden, double gates leading to off street parking, gated access to front garden;

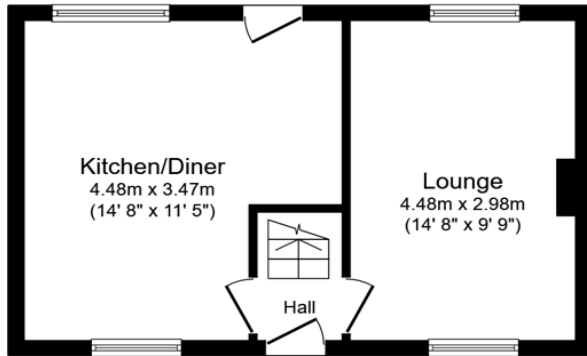


## External Rear.

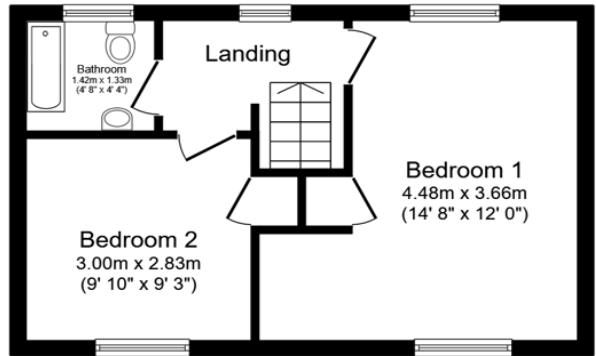


## External Front.





**Ground Floor**  
Floor area 32.6 sq.m. (351 sq.ft.)



**First Floor**  
Floor area 32.6 sq.m. (351 sq.ft.)

Total floor area: 65.3 sq.m. (702 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		57	
(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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