



### 3 bed terraced house to buy in

Foxley, Washington, Tyne and Wear, NE37  
3BN

# £130,000

🏠 x3 🚿 x2 🚻 x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedroom Terrace
- ✓ EPC C
- ✓ Well Presented
- ✓ No Onward Chain
- ✓ EPC Rating C

## Key Information

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

## Description

Immaculately Presented Three Bedroom Family Home

Pattinson Estate Agents are delighted to welcome to the market this exceptionally well-presented three-bedroom terraced home situated within the popular residential area of Foxley, Sulgrave, Washington.

Finished to an excellent standard throughout, this immaculate property offers spacious and modern accommodation ideal for first-time buyers, growing families and investors alike. Ready to move straight into, the home has been lovingly maintained and boasts stylish décor, generous living space and well-appointed accommodation.

The accommodation briefly comprises: welcoming entrance hallway, bright and spacious lounge, modern fitted kitchen/dining room with a range of wall and floor units and ample space for family dining. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom/WC.

Externally, the property benefits from low-maintenance gardens, providing excellent outdoor space for relaxing and entertaining.

Ideally positioned within a well-established residential area, the property enjoys convenient access to local schools, shops, amenities and excellent transport links, including the A1(M), A19 and Washington Highway, making it perfect for commuters travelling throughout the North East.

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

Council Tax Band: A

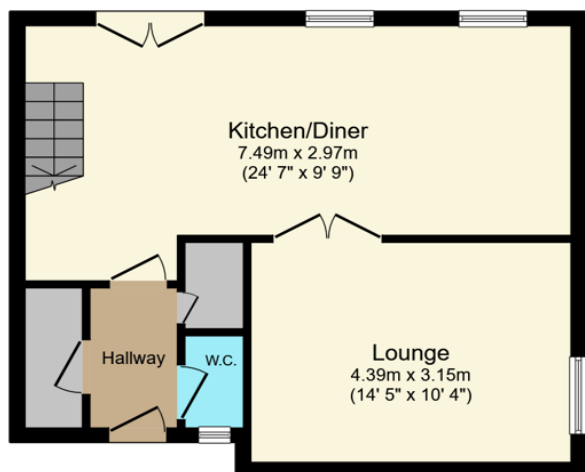
Tenure: Freehold

Price: £130,000

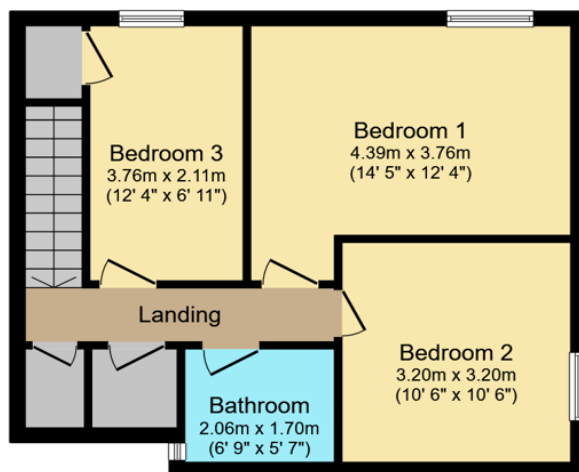
Property Type: Terraced House

Parking: None

Heating: Gas



Ground Floor



First Floor

Total floor area: 92.5 sq.m. (995 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>		87
(69-80) <b>C</b>	75	
(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	

Foxley, Washington, Tyne and Wear, NE37 3BN

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

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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