



MICHAEL HODGSON

estate agents & chartered surveyors





## MELDON CLOSE, WASHINGTON

£695

We welcome to the rental market this superb 3 bed semi detached town house on the new development of Meldon Close, Teal Farm. The property benefits from contemporary decor, gas central heating, double glazing, modern bathroom suites and is arranged over 3 floors with the generous living accommodation briefly comprising of: Entrance Hall, Living / Dining Room, Kitchen, WC and to the First Floor, Landing, 2 Bedrooms and a Bathroom whilst to the Second Floor is a Master Bedroom with Dressing Room and En Suite. Externally there is a front garden whilst to the rear is a lovely garden having a paved patio, lawn and raised decking area to the rear of the garden. Teal Farm Gardens offers a much sought after location providing convenient access Sunderland, Newcastle and Durham, ideal for transport links to the region via the A19 or A1(M) in addition to shops, schools and amenities. Viewing of this lovely home is highly recommended. Sorry NO PETS.

Semi Detached

Town House

3 Bedrooms

Living / Dining Room

Bathroom & En Suite

Garage & Gardens

No Pets

EPC Rating: B



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### Entrance Hall

Radiator, recessed spot lighting , stairs to the first floor, Moduleo Luxury Vinyl Plank wood-effect Flooring

### Living Room / Dining Room

14'8" x 20'4"

The living room has a large double glazed window to the front elevation, recessed spot lighting, radiator with cover, double glazed french doors leading to the rear garden, storage cupboard with tumble dryer, Moduleo Luxury Vinyl Plank wood-effect Flooring

### Kitchen

7'6" x 14'11"

The kitchen has a comprehensive range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, gas hob with extractor over, double glazed window, radiator, double glazed french doors leading to the rear garden, integrated dishwasher, fridge freezer and washing machine, cupboard with wall mounted gas central heating boiler, double glazed window to the rear elevation, Moduleo Luxury Vinyl Plank wood-effect Flooring

### Separate WC

Low level wc, radiator, partially tiled walls, pedestal basin with mixer tap, recessed spot lighting, extractor, Moduleo Luxury Vinyl Plank wood-effect Flooring

### First Floor

Landing, radiator, double glazed window, storage cupboard.

### Bedroom 2

8'7" x 9'6"

Front facing, double glazed window, radiator.

### Bedroom 3

8'4" x 11'2"

Rear facing, double glazed window, radiator.

### Bathroom

Modern white suite comprising low level wc, pedestal basin with mixer tap, partially tiled walls, bath with mixer tap, double glaze window, recessed spot lighting, tiled floor, radiator, extractor.

### Second Floor

#### Landing

#### Bedroom 1

16'2" x 11'5"

The master bedroom has a double glazed window to the front elevation, radiator, with cover, t fall roof in part, walk in dressing area, loft access.

#### En Suite

White suite comprising low level wc, pedestal basin with mixer tap, shower with tiled surround, tiled floor, velux style window, t fall roof in part, radiator, recessed spot lighting, extractor.

#### Garage

Single garage in a separate block.

#### Externally

Externally there is a front garden whilst to the rear is a lovely garden having a paved patio, lawn and raised decking area to the rear of the garden.

# M I C H A E L   H O D G S O N

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