



11 Manor View East, Concord, Washington, Tyne & Wear, NE37 3ET

£99,950



## Key features

- THREE BEDROOM HOUSE
- MID TERRACED
- ON ONWARD CHAIN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SPACIOUS BATHROOM
- PRIVATE YARD
- FURNITURE INCLUDED
- NO CHAIN
- AVAILABLE NOW TO VIEW

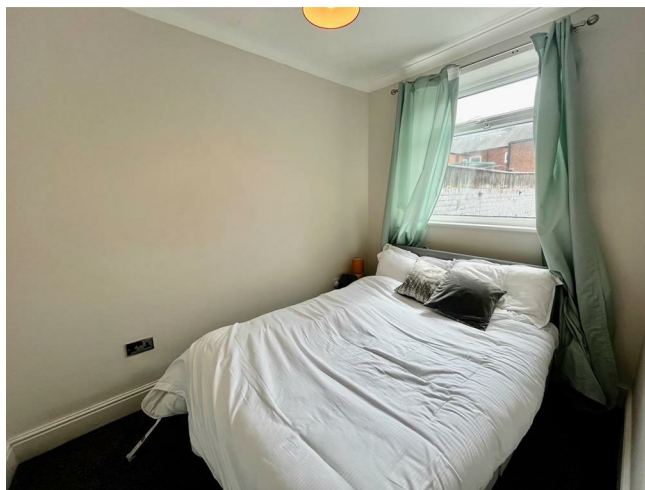


## Description

Welcome to Manor View East in Washington! This charming mid-terrace house boasts three bedrooms, making it perfect for a growing family or those in need of extra space. The property features a modern bathroom complete with a shower, ensuring convenience and comfort for all residents.

Situated in a convenient location, this house offers easy access to local amenities, schools, and transport links, making daily life a breeze. With no onward chain, the process of making this house your home is made even smoother.

Don't miss out on the opportunity to own this lovely property in Manor View East. Book a viewing today and envision the possibilities that this house has to offer! The property also includes all furnishings ideal for investors looking to rent out.



ENTRANCE HALL

LOUNGE  
14'8 x 14'4

DINING  
10 x 6'2

KITCHEN  
11'10 x 5'7

BEDROOM THREE  
GROUND FLOOR

BEDROOM ONE  
14'1 x 11'4

BEDROOM TWO  
13'6 x 8'6

BATHROOM  
7'11 x 6'10








## EXTERNAL


### DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

### Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (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 &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

### Environmental Impact (CO<sub>2</sub>) Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |   |
| (92 plus) <b>A</b>   |                            |   |
| (81-91) <b>B</b>   |                            |   |
| (69-80) <b>C</b>   |                            |   |
| (55-68) <b>D</b>   |                            |   |
| (39-54) <b>E</b>   |                            |   |
| (21-38) <b>F</b>   |                            |   |
| (1-20) <b>G</b>  |                            |   |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                            |   |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |  |

212 High Street  
 Gateshead  
 Tyne And Wear  
 NE8 1AQ  
 0191 500 8 500  
 info@carouselestateagents.com  
<https://www.carouselestateagents.com>

