



Morningside, Washington, NE38 9JH
4 Bed - House - Detached
£395,000

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Morningside Washington, NE38 9JH

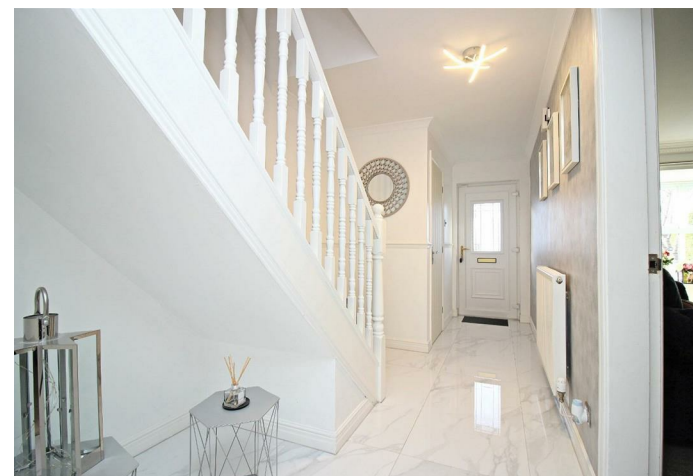
An executive four-bedroom detached home, refurbished to an exceptionally high standard and situated in the highly desirable residential area of Morningside, Rickleton. This stunning property offers modern living with an array of upgraded features, perfect for a growing family or professionals seeking a stylish, move-in-ready home in a convenient location.

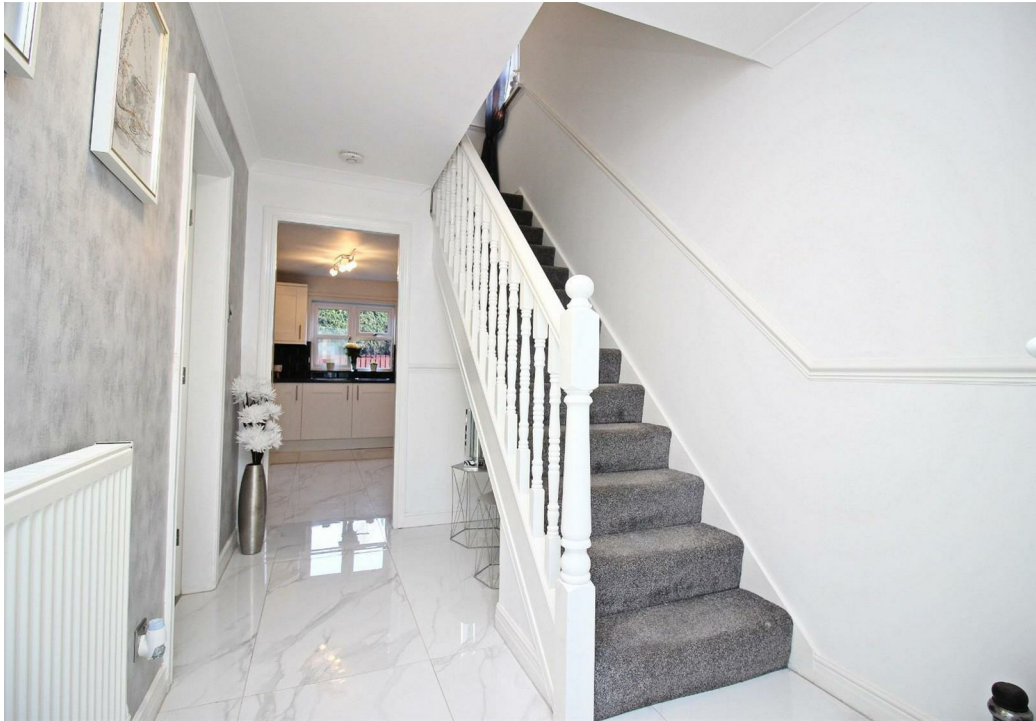
The property boasts a spacious and well-thought-out layout. The ground floor begins with an entrance hall leading to a modern WC. The bay-windowed lounge to the front is spacious and welcoming, while a separate dining room to the rear opens onto the attractive garden via French doors. The newly installed kitchen offers ample space for dining and connects seamlessly to a large re-fitted utility room, which has internal access to the double garage.

Upstairs, all four bedrooms benefit from built-in storage, with the master bedroom featuring an en-suite shower room. The modern family bathroom has been thoughtfully updated with a stylish three-piece suite. Newly decorated walls and carpets throughout the home further enhance its luxurious feel. All internal doors are new.

Externally, the property includes an open-plan front garden with a driveway leading to the large double garage. To the rear, a paved patio transitions to a well-maintained lawned garden, ideal for relaxing or entertaining. Additional features include a Worcester combi boiler installed in 2017 and double-glazed windows throughout.

Morningside, Rickleton, is a highly sought-after area, known for its peaceful residential setting, excellent transport links, and proximity to amenities. Rickleton offers convenient access to the A1(M) and nearby towns, making it an ideal location for commuters. The area is also home to well-regarded schools, local shops, and leisure facilities, including Herrington Country Park and Riverside Park, perfect for family outings or outdoor enthusiasts.













GROUND FLOOR

Entrance Hall

Downstairs WC

Lounge

18'8" x 12'5" into bay (5.7 x 3.8 into bay)

Dining Room

13'1" x 9'10" (4 x 3)

Kitchen

13'1" x 8'10" (4 x 2.7)

Utility Room

16'8" x 6'6" (5.1 x 2)

Double Garage

19'4" x 17'0" (5.9 x 5.2)

FIRST FLOOR

Landing

Bedroom

12'4" x 10'2" (3.76m x 3.10m)

En-Suite

Bedroom

10'2" x 9'6" (3.1 x 2.9)

Bedroom

9'10" x 6'6" (3 x 2)

Bedroom

8'2" x 6'10" (2.5 x 2.1)

Bathroom

7'6" x 6'10" (2.3 x 2.1)

Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 4 Mbps, Superfast 57 Mbps, Ultrafast 1,000 Mbps

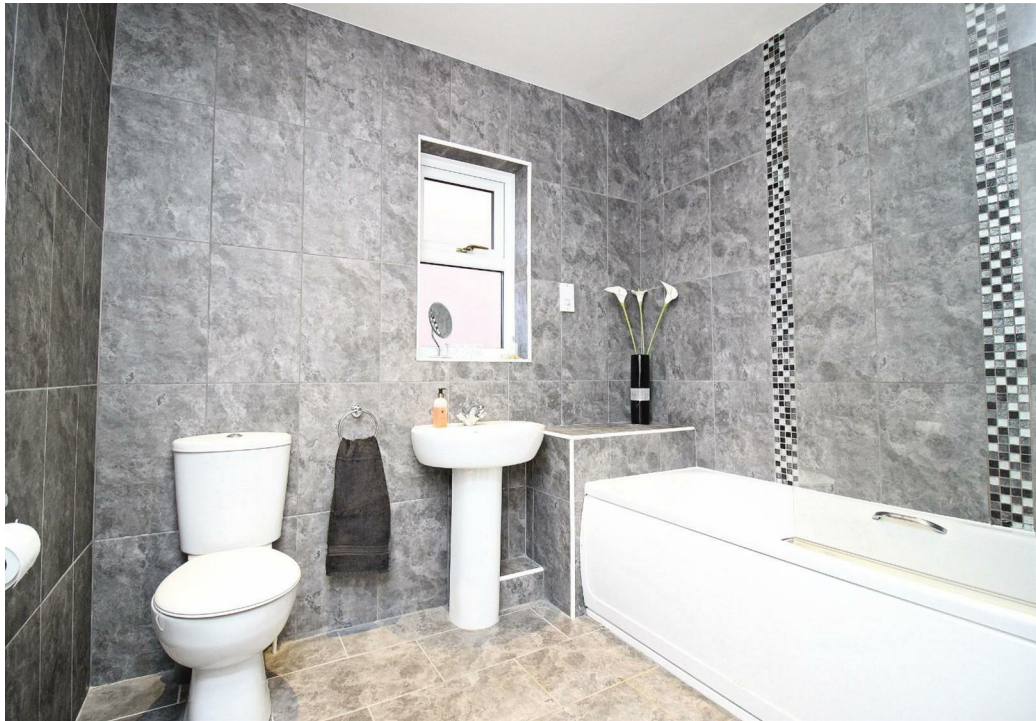
Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Sunderland, Band E - Approx. £2,440 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



Morningside

Approximate Gross Internal Area
1668 sq ft - 155 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82 plus) A		83
(81-81) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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