



Pearth Hall Road, Usworth, NE37

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# Blackheath Peareth Hall Road, Washington, NE37 1NR

## Offers In The Region Of £350,000

\* PLEASE VIEW VIRTUAL TOUR AND FLOOR PLANS \* DETACHED \* 4 BEDROOM \* FREEHOLD \* COUNCIL TAX - DELETED \* EPC RATING D \*

This large detached 4-bedroom house is offered for sale in a sought-after residential area of Usworth, Washington, and well-regarded green spaces. The property would benefit from renovation, but offers considerable potential to be modernised into a practical family home, with parking, a single garage and a good-sized garden.

On the ground floor, there are three reception rooms. One reception room provides a dining area leading directly to the kitchen, creating a sociable layout. A further reception room features large windows and a fireplace, while the third reception overlooks the garden, also with a fireplace and a generously sized layout suited to family living or entertaining.

The open-plan kitchen/dining room is a large, practical space with a garden view and dedicated dining area, offering scope for reconfiguration and contemporary upgrades.

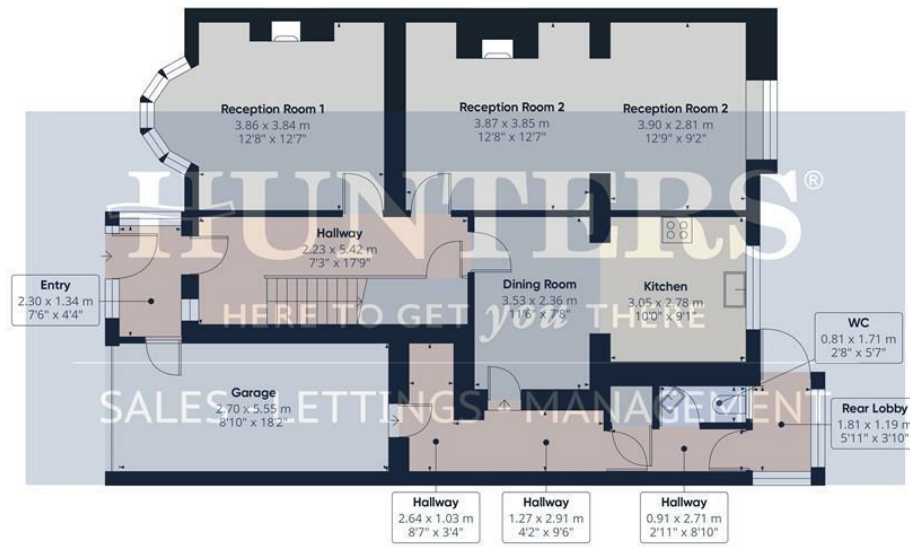
Upstairs, the master bedroom benefits from built-in wardrobes. A second double bedroom also includes built-in wardrobes and large windows, allowing for good natural light. The third bedroom is a double with its own en-suite shower room. The fourth bedroom is a single, ideal as a child's room or study. The main family bathroom is spacious, with a large bath. The property also has an office room for added convenience.

Outside, the garden provides a pleasant outlook from the rear reception and kitchen, while off-street parking and a single garage add convenience.

The location offers access to nearby green spaces and a local golf course, appealing to those who enjoy outdoor leisure. Washington Town Centre and its amenities are a short drive away, offering supermarkets, cafés and everyday services.

Hunters Sunderland 11b Sea Road, Fulwell, Sunderland SR6 9BP | 0191 594 7788

sunderland@hunters.com | www.hunters.com



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
 183.4 m<sup>2</sup>  
 1975 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**Entry**  
7'6" x 4'4"

**Hallway**  
7'3" x 17'9"

**Reception Room 1**  
12'7" x 12'7"

**Reception Room 2**  
12'8" x 12'7"

**Reception Room 2**  
12'9" x 9'2"

**Dining Room**  
11'6" x 7'8"

**Kitchen**  
10'0" x 9'1"

**Hallway**  
8'7" x 3'4"

**Hallway**  
4'1" x 9'6"

**Hallway**  
2'11" x 8'10"

**WC**  
2'7" x 5'7"

**Rear Lobby**  
5'11" x 3'10"

**Landing**  
3'4" x 9'1"

**Bedroom 1**  
12'6" x 22'9"

**Bedroom 2**  
10'8" x 13'0"

**Bedroom 3**  
8'7" x 10'9"

**En Suite**  
5'2" x 8'10"

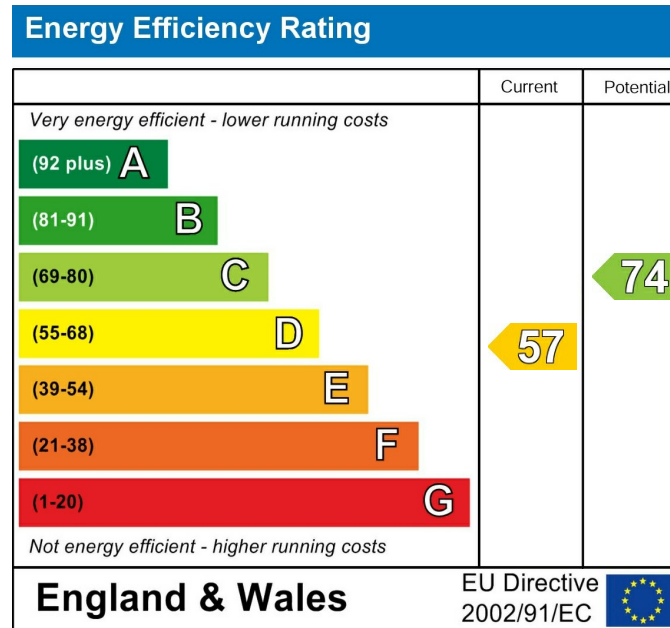
**Hallway**  
3'4" x 7'9"

**Bedroom 4**  
10'0" x 9'1"

**Bathroom**  
8'9" x 7'9"

**Office Room**  
8'9" x 10'9"

**Garage**  
8'10" x 18'2"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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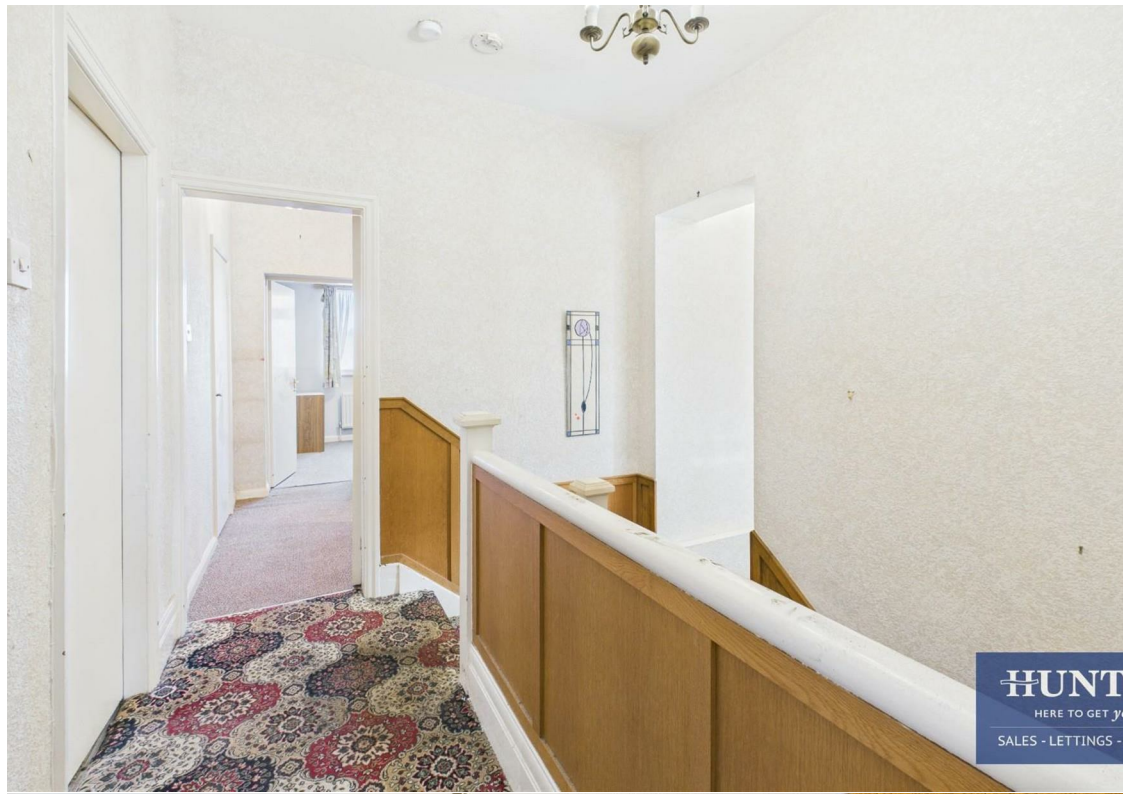
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