

Garsdale Avenue, Concord, NE37 2JZ
3 Bed - House - Semi-Detached
£115,000

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Garsdale Avenue
Concord, NE37 2JZ

* AVAILABLE WITH NO ONWARD CHAIN OR CAN BE SOLD WITH SITTING TENANT PAYING £600 PCM * THREE BEDROOMS * TWO RECEPTION ROOMS * TWO BATHROOMS * FRONT AND REAR GARDENS * DRIVEWAY AND GARAGE * IDEAL FOR A VARIETY OF BUYERS *

Offering flexible purchasing options, this spacious three bedroom home is available either with no onward chain and vacant possession or with the existing sitting tenant, currently paying £600 per calendar month (£7,200 per annum). The property provides generous accommodation, two reception rooms, two bathrooms and excellent outside space, making it appealing to both owner-occupiers and investors.

The floorplan comprises an entrance porch leading into a hallway, a comfortable lounge, fitted kitchen and separate dining room, providing useful additional living space. There is also a rear lobby and ground floor bathroom/WC.

To the first floor there are three bedrooms together with a further family bathroom/WC, offering a practical layout for family occupation.

Externally, the property benefits from gardens to both the front and rear, together with a driveway providing off-street parking and access to a garage.

Garsdale Avenue is situated within Concord, a well-established residential area of Washington, conveniently positioned for local shops, schools, supermarkets and everyday amenities. Washington's Galleries Shopping Centre offers a wider selection of retail and leisure facilities, while nearby Washington Wetland Centre and local green spaces provide opportunities for walking and recreation. The location is particularly convenient for commuters, with excellent road connections via the A1231, A1(M) and A19 providing access towards Newcastle, Gateshead, Sunderland, Durham and the wider North East.






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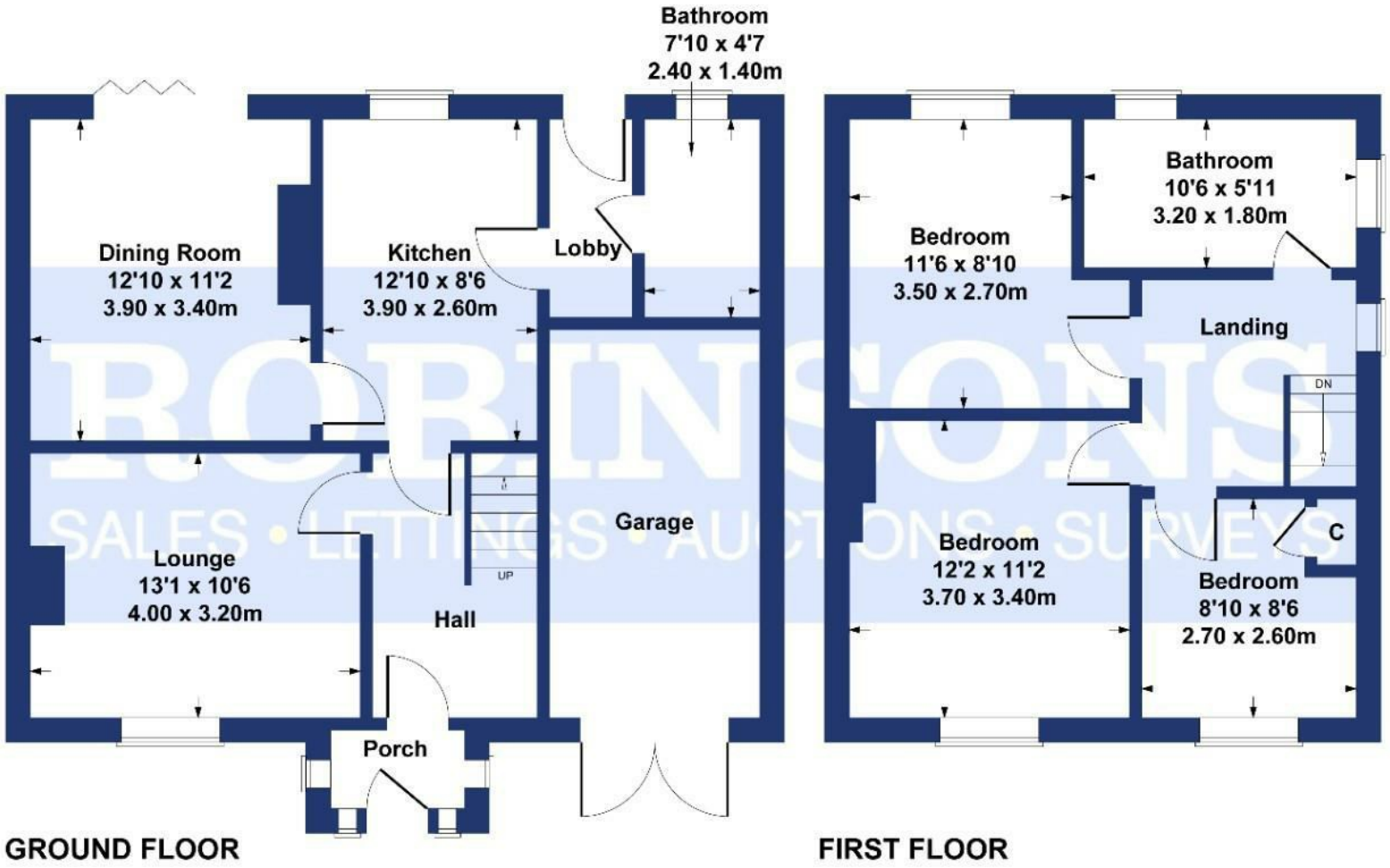
AGENT'S NOTES

Council Tax: Sunderland Council, Band A
Tenure: Freehold
Property Construction – Understood to be of standard construction.
Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided for guidance only.
Gas Supply – Mains
Electricity Supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile Phone Coverage – Please refer to the Ofcom website: https://www.ofcom.org.uk
Estimated Broadband Download Speeds – Please refer to the Ofcom website: https://www.ofcom.org.uk
Building Safety – The vendor is not aware of any building safety issues. However, we recommend that the purchaser instructs a chartered surveyor to confirm this.
Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.
Rights & Easements – None known.
Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known.
Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.
Accessibility/Adaptations – altered floorplan
Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.
Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions. Some property photographs may have been enhanced using AI technology to improve weather and lighting conditions only, without altering the property's layout, dimensions, features or condition.
HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Garsdale Avenue

Approximate Gross Internal Area
1044 sq ft - 97 sq m
(Excluding Garage)



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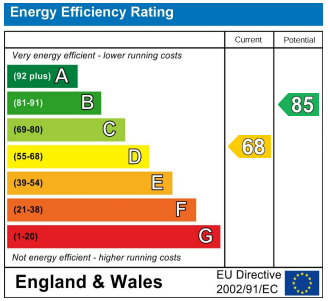

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2026

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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