



12 Wettonmill Close

Teal Farm
Washington
NE38 8FP

£1,200 pcm

Three Bedrooms
Detached House
Immaculate, Spacious & Modern
Beautiful Refitted Kitchen
Gas Central Heating and Double
Glazing
Early Viewing Recommended



Safe and Secure welcome to the rental market this EXCEPTIONAL Three Bedroom Detached House in the sought after area of Wettonmill Close, Teal Farm.

This IMMACULATE property has many appealing features including a fantastic refitted kitchen, gas central heating, double glazing, rear garden and driveway parking.

Close to local amenities and transport links, the property would suit a wide variety of tenants.

Early viewing is recommended not to miss out on this rare opportunity.

ENTRANCE HALL

Double glazed composite entrance door, staircase to first floor, built in storage cupboard, radiator and tiled floor.

CLOAKROOM/WC

Pedestal wash hand basin, low level WC and extractor fan.

LOUNGE

16' 4" x 26' 2" (5m x 8m) Double glazed window to front, spot lights to ceiling, feature tiled and panelled walls, two feature radiators, double glazed French doors to rear garden and tiled floor with underfloor heating.

BREAKFASTING KITCHEN

17' 5" x 8' 9" (5.33m x 2.67m) Beautiful refitted kitchen comprising of a modern range of wall



and base pebble coloured units, Calacatta gold Quartz work surfaces with integrated single bowl sink, centre island with seating area, integrated electric oven and hob with extractor over, integrated dishwasher, washing machine/dryer, wine fridge, radiator, tiled floor, double glazed window to front and double glazed French doors to rear garden.

FIRST FLOORING LANDING

Double glazed window to side, access to loft space, built in storage cupboard and radiator.

MASTER BEDROOM

12' 0" x 10' 2" (3.66m x 3.11m) Double glazed window to front, fitted wardrobes and radiator.

ENSUITE SHOWER ROOM

White three piece suite comprising of a step in shower cubicle, pedestal wash hand basin, low level WC, heated towel rail and double glazed window to side.

BEDROOM 2

10' 4" x 11' 0" (3.15m x 3.37m) Double glazed window to rear and radiator.

BEDROOM 3

11' 7" x 6' 11" (3.55m x 2.11m) Double glazed window to front, feature mirror and panelled wall, radiator.

BATHROOM

White three piece suite comprising of a panelled bath, pedestal wash hand basin, low level WC, spotlights to ceiling, feature mirror wall, heated towel rail and double glazed window to front.

REAR GARDEN

Artificial grass area with three hole putting green and bunker, decked seating area, paved areas, garden shed, enclosed by fenced boundaries.

FRONT GARDEN

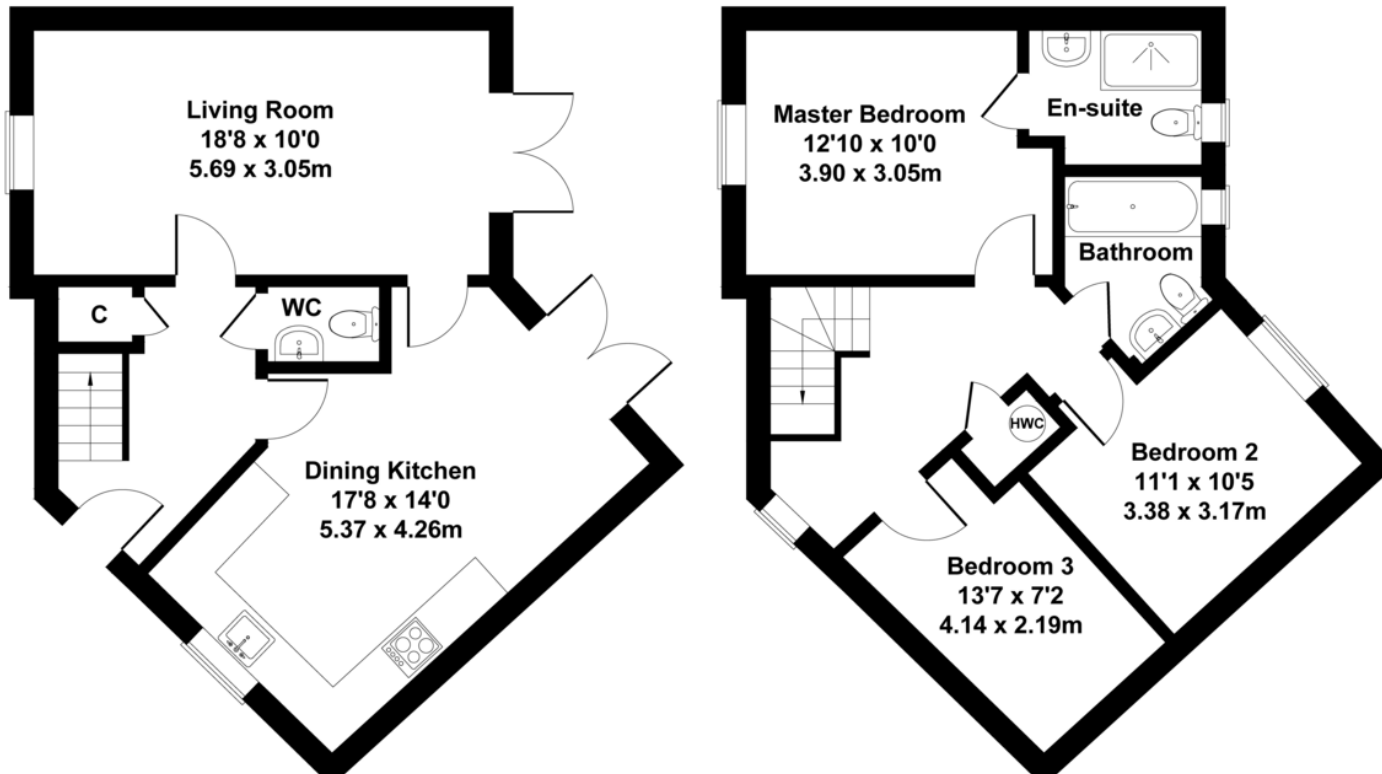
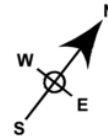
Artificial grass area and driveway parking to side.



Local Authority
Council Tax Band
EPC Rating

TBC

Approximate Gross Internal Area
990 sq ft - 92 sq m



Houghton le Spring
24-25 Westbourne Terrace
Houghton Le Spring
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.