



**Sycamore Avenue  
Washington  
Tyne and Wear  
NE38 9BH**

**Offers in Excess of £145,000**

**bettermove**

# Sycamore Avenue Washington

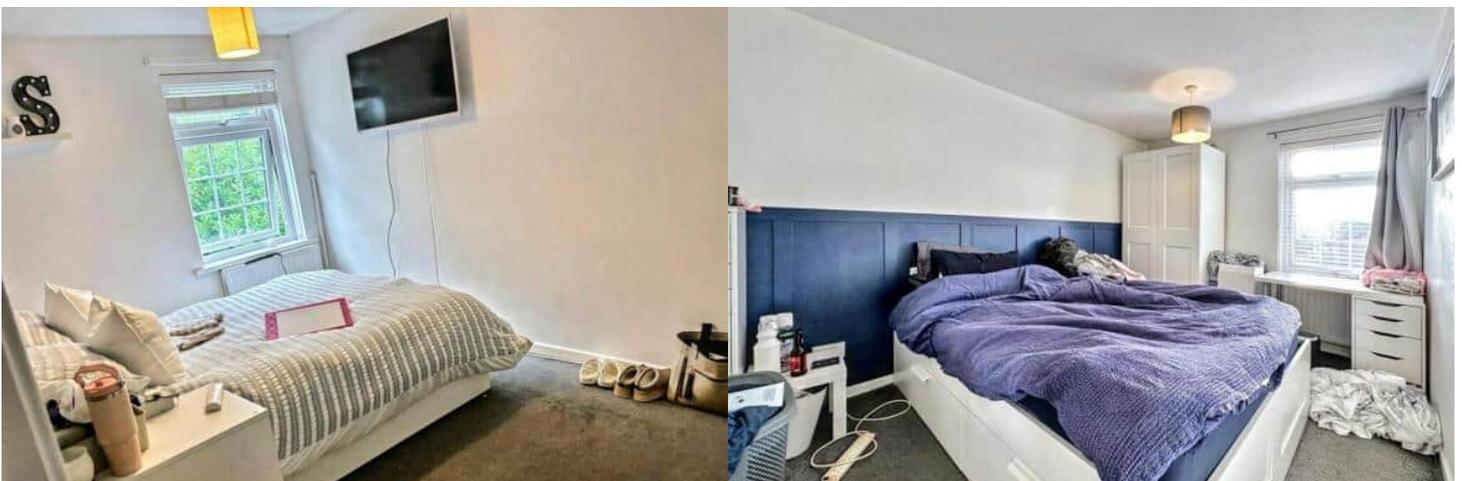
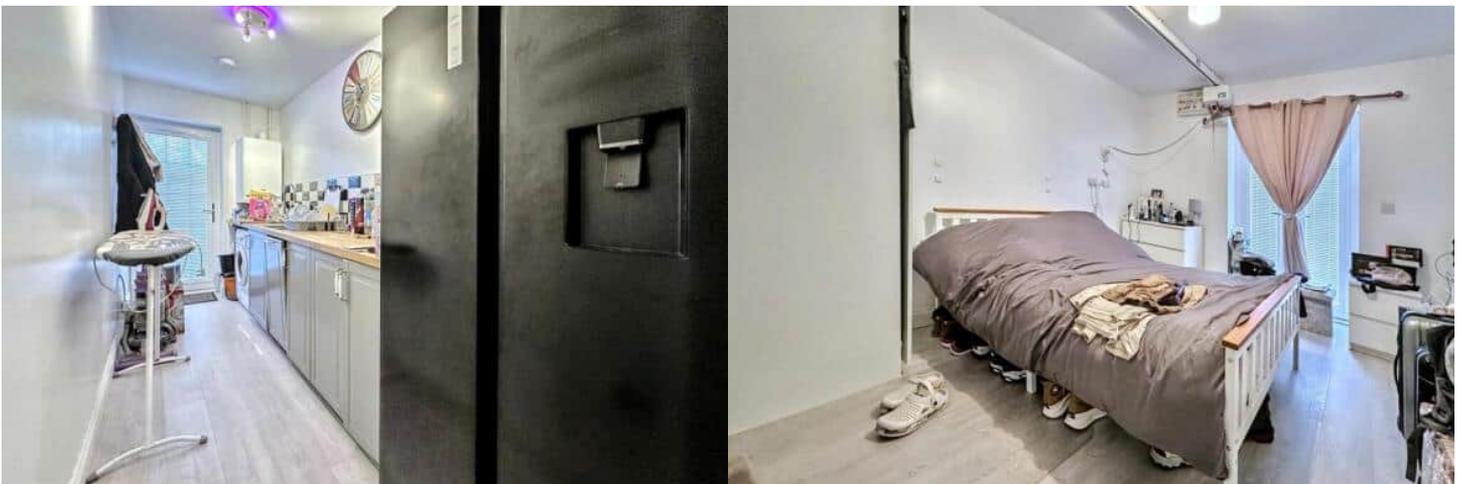
Bettermove are proud to present this 4 bedroom terraced house in the sought after area of Washington.

The property benefits from double glazing and gas central heating throughout with ample parking available nearby within the cul-de-sac. The council tax band is A.

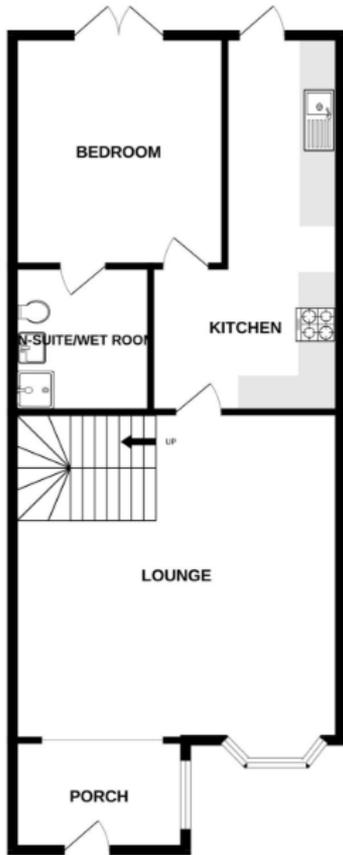
The interior of this beautifully presented property comprises a spacious living room, the fitted kitchen with dining area and one double bedroom with an ensuite bathroom. The first floor consists of three bedrooms and the family bathroom. The exterior of the property boasts low maintenance rear and front gardens, perfect for enjoying the summer months.

Located in the popular town of Washington, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Chester-Le-Street train station and local bus routes.

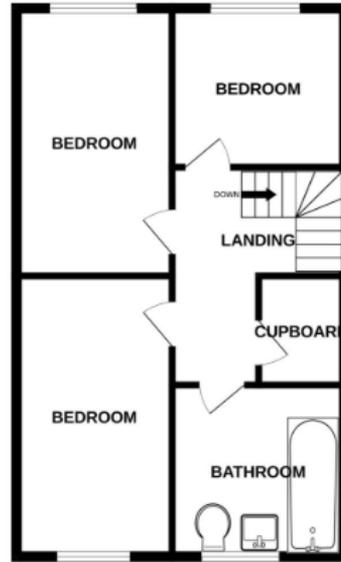
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	95	96
(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>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>	92	93
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>		
	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)