



Derwent View, Winlaton, Tyne And Wear, NE21 6LR

*****CHAIN FREE - RECENTLY UPDATED***** Beautifully presented three bedroom semi-detached family home on this popular estate in Winlaton. The property has recently undergone upgrading works including a new kitchen, decoration and new flooring throughout. The accommodation on offer comprises of entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor are three bedrooms, all with built in storage, as well as a bathroom and separate W/C. Externally there are outhouse storage buildings, an enclosed rear garden and lawned front garden. Parking available on street. Viewing highly recommended! EPC rating C.



*****CHAIN FREE*****

Three Bedroom Semi-Detached

Beautifully Presented

Ideal Family Home

Gardens

EPC Rating C

Offers Over £140,000

Lounge 12' 7" x 12' 6" (3.83m x 3.80m) max
Built in cupboard. Feature fireplace.

Dining Room 9' 3" x 9' 1" (2.83m x 2.77m)

Kitchen 9' 4" x 9' 4" (2.85m x 2.84m)

Recently fitted with a modern range of wall and base units, integrated oven/hob, space for freestanding appliances (not included). Built in cupboard. Gas fired combi boiler.

Bedroom 1 11' 1" x 10' 4" (3.37m x 3.16m) max
Built in cupboard.

Bedroom 2 11' 9" x 9' 9" (3.58m x 2.97m) max
Built in cupboard.

Bedroom 3 8' 10" x 7' 10" (2.69m x 2.40m) max
Built in cupboard.

Bathroom 5' 7" x 4' 9" (1.69m x 1.45m)
Bath, wash basin.

W/C 5' 7" x 2' 6" (1.69m x 0.77m)
W/C.

Externally

Outhouse storage buildings. Lawned garden to rear with patio seating area. Lawned front gardens. Parking available on street.

Additional information

We understand this property is freehold. EPC rating C. Council tax band A.

Important note to purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

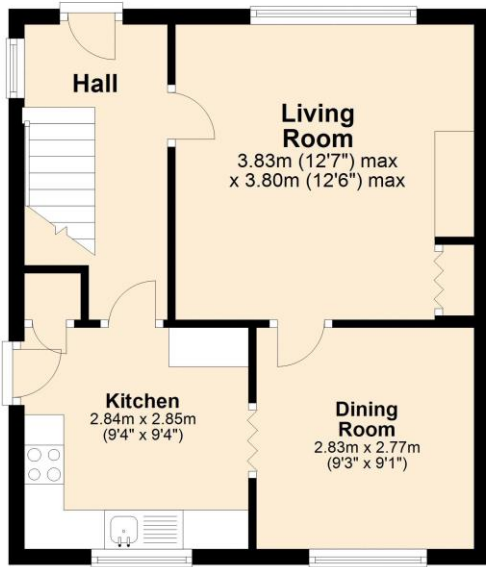




Floorplan

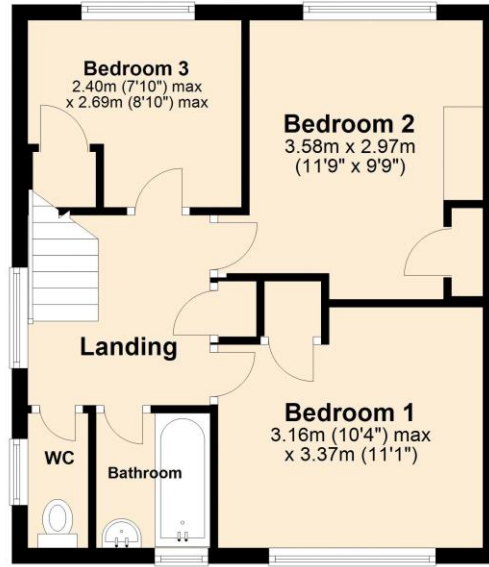
Ground Floor

Approx. 38.6 sq. metres (415.6 sq. feet)



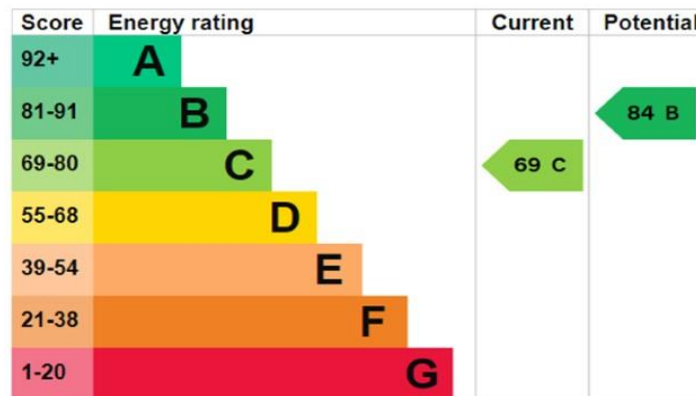
First Floor

Approx. 39.4 sq. metres (424.0 sq. feet)



Total area: approx. 78.0 sq. metres (839.6 sq. feet)

EPC Graph (full EPC available on request)



For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

WE WIN AWARDS year-after-year and are currently ranked in the top 5% for lettings in the country!

Lorraine Valuer & Negotiator

Emma Owner & Managing Director

Laura
Sales & Lettings Negotiator

Brooke
Lettings
Co-ordinator

Louise
Sales & Lettings Negotiator



facebook.

PRS
Property
Residence
Scheme

rightmove

OnTheMarket.com

Zoopa.co.uk

PrimeLocation.com

firstmortgage.co.uk®

