



## **Coldstream Drive, Winlaton, Tyne And Wear, NE21 6PR**

**\*\*\*CHAIN FREE\*\*\*** A lovely feel semi detached property comprising of entrance hallway, W/C, lounge, dining room and separate kitchen. To the first floor there are three good sized bedrooms with pleasant outlooks and family bathroom with built in storage cupboard. Externally there is an open lawned garden to the front and enclosed garden to the rear ideal for entertaining with on street parking available close by. In need of modernisation, this three bedroom semi detached property will make an ideal family home for a wide range of buyers looking to be close Winlaton Village, schools and local amenities! Not to be missed out on. Awaiting EPC



**\*\*\*CHAIN FREE\*\*\***

**Three Bedrooms**

**Renovation Project**

**Lovely Views**

**Semi Detached**

**Awaiting EPC**

**Offers Over £150,000**

**Lounge** 14' 4" x 12' 3" (4.37m x 3.74m)

Lounge benefits a pleasant outlook onto open lawn front garden and treed area.

**Dining Room** 11' 7" x 9' 0" (3.54m x 2.74m)

The separate dining area overlooks the well maintained enclosed rear garden.

**Kitchen** 10' 8" x 7' 8" (3.26m x 2.34m)

Features a range of wall and base units for storage with additional space for white goods and built in cupboards/ additional pantry area.

**W/C** 6' 0" x 3' 7" (1.82m x 1.10m)

Features W/C and Wash Basin.

**Bedroom 1** 13' 0" x 9' 11" (3.97m x 3.03m)

Benefits from a built in cupboard for storage.

**Bedroom 2** 11' 0" x 10' 8" (3.35m x 3.24m)

Benefits from a built in cupboard for storage and boasts a lovely view to the surroundings countryside.

**Bedroom 3** 9' 10" x 7' 9" (3.00m x 2.35m)

The third bedroom also enjoys countryside views and the enclosed rear garden.

**Bathroom** 9' 8" x 6' 11" (2.95m x 2.10m)

Features built in cupboards for storage. Bath, W/C and Wash Basin.

**Externally**

Externally there is an enclosed garden to the rear and open garden to the front. Positioned with on street parking to the side of the house a short walk from Winlaton Village, Schools and travel links.

**Additional Information**

This is a freehold property. Awaiting EPC. Council Tax Band B.

**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.





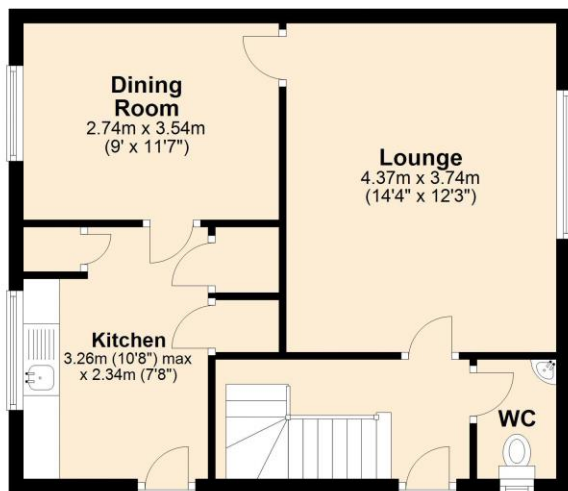
**EPC Graph (full EPC available on request)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

# Floorplan

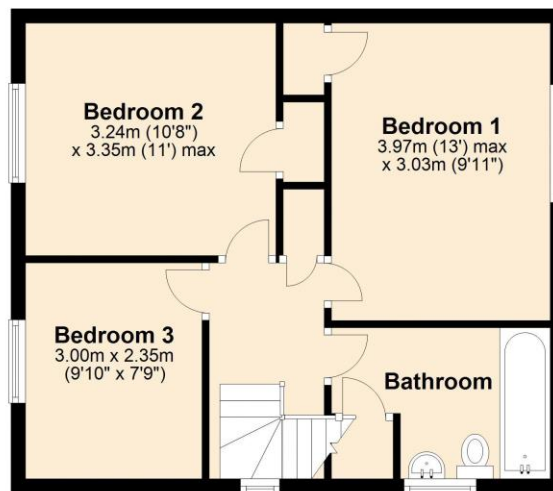
## Ground Floor

Approx. 46.0 sq. metres (494.9 sq. feet)



## First Floor

Approx. 44.9 sq. metres (483.5 sq. feet)



Total area: approx. 90.9 sq. metres (978.4 sq. feet)

For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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