



Noel Terrace, Winlaton Mill, Tyne And Wear, NE21 6SD

*****BEAUTIFULLY PRESENTED***** This two bedroom terrace in the popular village of Winlaton Mill has been upgraded by the current owners and simply must be viewed to be appreciated! The property comprises of modern style kitchen, living room, sun room and W/C to the ground floor. To the first floor are two double bedrooms and a simply stunning recently fitted bathroom with modern style fixtures and fittings and built in smart TV. Externally the property benefits from a lawned garden with views towards Derwent Walk County Park to the rear with driveway parking to the front. Viewing essential! EPC rating D.



*****BEAUTIFULLY PRESENTED*****

Two Bedroom Terrace

Stunning Bathroom

Lovely Views

Viewing Essential!

EPC Rating D

£155,000

Lounge 14' 1" x 12' 10" (4.30m x 3.91m) max

Kitchen 11' 0" x 7' 8" (3.35m x 2.33m)

Fitted with a modern style range of wall and base units. Integrated double oven, hob, fridge/freezer and slimline dishwasher. Cupboard under the stairs provide plumbing and power for washing machine (not included).

Ground Floor W/C 4' 9" x 4' 2" (1.46m x 1.28m)

Wash basin, W/C.

Sun Room 12' 0" x 9' 0" (3.67m x 2.75m)

Recently fitted insulated solid roof creating a usable dining and entertaining space. Views towards Derwent Walk.

Bedroom 1 13' 0" x 9' 5" (3.95m x 2.87m) max

Built in wardrobe, cupboard.

Bedroom 2 11' 4" x 9' 3" (3.45m x 2.82m) max

Two fitted wardrobes.

Bathroom 7' 11" x 6' 11" (2.42m x 2.12m)

Stunning fully tiled modern bathroom with freestanding bath, separate shower cubicle, wash basin, W/C and built in smart TV.

Externally

Block paved driveway to front with further parking available on street. Lawned garden to rear with views towards Derwent Walk Country Park.

Location

Winlaton Mill is a popular village with easy access via road and public transport to the A1, Newcastle and the Metro Centre. This property is located within walking distance of Derwent Walk Country Park which is popular with runners, dog walkers and families alike. With this property, village and country living perfectly combine.

Additional information

This property is freehold. 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

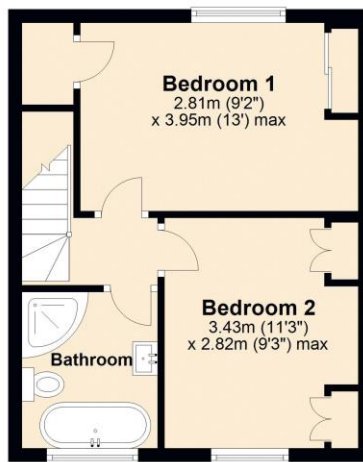
Ground Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



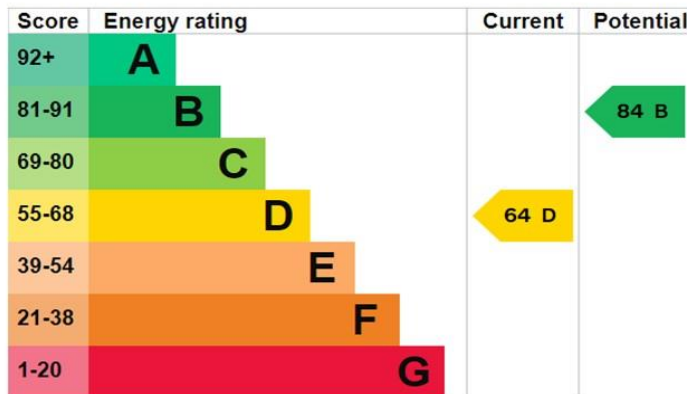
First Floor

Approx. 31.4 sq. metres (337.7 sq. feet)



Total area: approx. 73.9 sq. metres (794.9 sq. feet)

EPC Graph (full EPC available on request)



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