



Half Fields Road, Winlaton, Tyne And Wear, NE21 5RR

*****RECENTLY REFURBISHED!***** This deceptively spacious, three bedroom, semi detached family home has been refurbished by the current owners and simply **MUST** be viewed to be appreciated! The ground floor boasts an entrance hall, lounge, newly fitted kitchen and separate dining room. To the first floor there are three bedrooms and a newly fitted family bathroom. Externally the property has a front garden and a low maintenance rear garden with gates allowing for off street parking if desired. Outouse storage. Further parking available on street. This would make an ideal family home, within easy access of local shops, amenities and transport links. Viewing essential! EPC rating D.

*****RECENTLY REFURBISHED*****

CHAIN FREE

Semi Detached House

Three Bedrooms

Gardens & Parking

EPC Rating D

£139,950

Lounge 12' 8" x 12' 6" (3.86m x 3.81m) Max

Dining Room 10' 2" x 9' 1" (3.10m x 2.78m)

Kitchen 10' 2" x 9' 5" (3.10m x 2.86m)

Newly fitted with a modern style range of wall and base units, integrated new oven and hob. Space for white goods (not included).

Bedroom 1 11' 7" x 10' 6" (3.52m x 3.21m)

Built in storage.

Bedroom 2 11' 1" x 9' 3" (3.38m x 2.83m)

Built in storage.

Bedroom 3 8' 7" x 7' 7" (2.62m x 2.30m) Max

Built in storage.

Family Bathroom 7' 5" x 6' 1" (2.25m x 1.85m)

Newly fitted bath with overhead shower, wash basin, W/C.

Externally

There is a low maintenance garden to the front side and rear. With on street parking available. Only a short walk from travel links and village schools and amenities.

Additional Information

This is a freehold property. Council Tax Band A. EPC rating D. This property has been rewired and a valid EICR certificate is available. Gas combi boiler.

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)

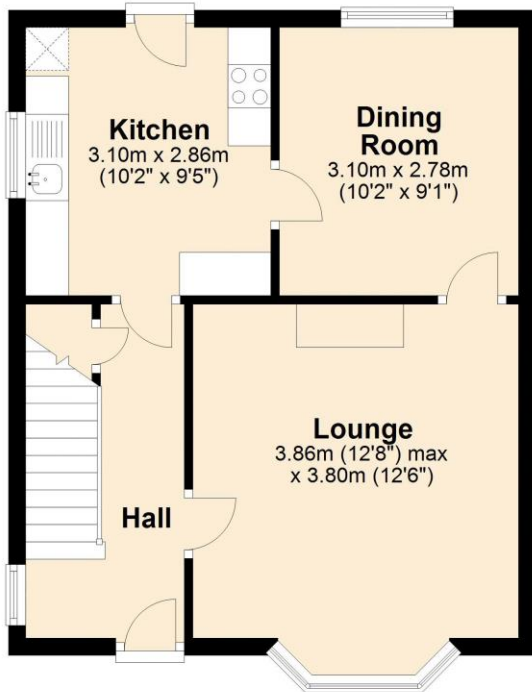
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Floorplan

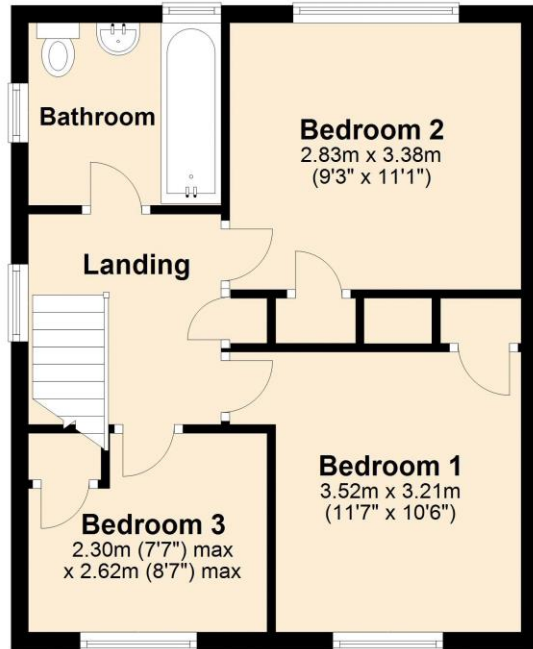
Ground Floor

Approx. 40.8 sq. metres (439.4 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



Total area: approx. 78.3 sq. metres (842.3 sq. feet)

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