



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

In Need Of Updating! Chain Free! Living Local welcome this deceptively spacious, three bedroom, semi detached property on Half Fields Road, Winlaton. In need of updating, the ground floor boasts an open plan lounge/dining area, kitchen and outhouse storage to the side of the property with access to a matured spacious rear garden. To the first floor there are three bedrooms, and a family bathroom. Externally the property holds a garden to the front and rear ideal for entertaining with on street parking. A property not to be missed out on with all the potential that it has to offer someone looking to make Winlaton Village home! Awaiting EPC.

CHAIN FREE PROJECT FAMILY HOME!

Gardens

Semi Detached

Close To Winlaton Village

Three Bedrooms

Awaiting EPC

£119,950

Lounge/Dining Area 23' 2" x 12' 6" (7.05m x 3.82m) Max
Open plan lounge/dining area. Holds a back boiler fire system and pleasant outlooks to both front and back gardens.

Kitchen 9' 9" x 9' 3" (2.96m x 2.82m)
Fitted with a range of wall and base units for storage, space for white goods and under the stairs cupboard for storage. Access to the outbuildings used for storage.

Bedroom 1 12' 2" x 10' 5" (3.71m x 3.18m) Max
Benefiting from a pleasant street view and built in wardrobes for additional storage.

Bedroom 2 12' 4" x 10' 1" (3.77m x 3.07m) Max
Features built in cupboard for storage and pleasant outlook to the spacious rear garden.

Bedroom 3 8' 9" x 8' 0" (2.66m x 2.45m) Max
Features an over the stairs cupboard for storage.

Family Bathroom 8' 3" x 5' 6" (2.51m x 1.68m)
Features white suite bath with electric shower, wash basin and W/C.

Externally

There are enclosed gardens to the front and rear- with attached outhouses to the side for storage. Parking is available on street to the front of the property.

Additional Information

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

Important Note To Purchaser

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.

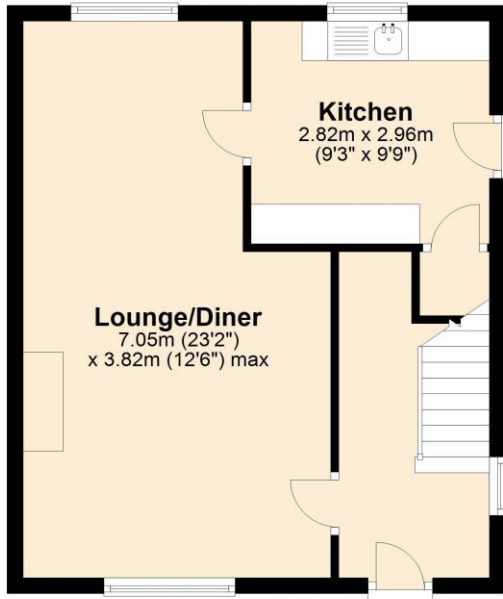




Floorplan

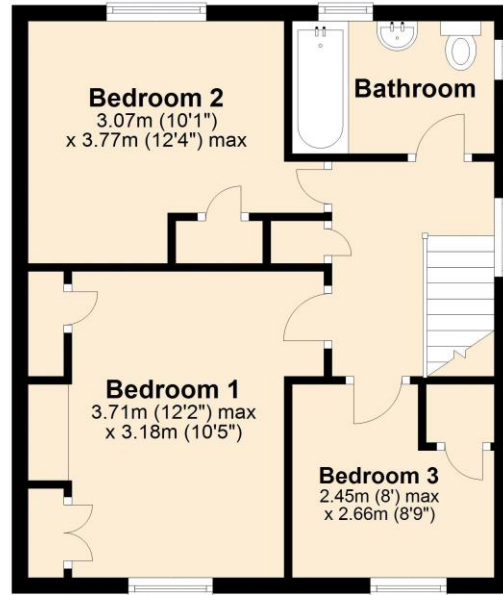
Ground Floor

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



First Floor

Approx. 42.6 sq. metres (458.9 sq. feet)



Total area: approx. 83.5 sq. metres (898.2 sq. feet)

EPC Graph (full EPC available on request)

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

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