



## Park Lane, Winlaton, Tyne And Wear, NE21 6LU

\*\*\*CHAIN FREE\*\*\* In need of modernisation this lovely feel three bedroom semi detached bungalow on the ever popular Park Lane, Winlaton is sure to fit the bill for a wide range of bungalow buyers looking to make Winlaton home! In brief there is an entrance porch, lounge/dining area, kitchen, three bedrooms and a shower style bathroom. Off from bedroom two a lovely conservatory overlooking the rear garden. With attached garage, driveway, additional street parking and central location to all things Winlaton, this is not a property to be missed out on! Awaiting EPC.



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

Semi Detached Bunaglow

Three Bedrooms

Garage

Driveway

Awaiting EPC

**£195,000**

**Lounge 21' 7" x 13' 11" (6.58m x 4.24m) Max**

Spacious lounge with pleasant outlook to the easy to maintain front garden area.

**Kitchen 12' 11" x 7' 4" (3.94m x 2.24m)**

Features a range of wall and base units for storage, space for white goods and integral access to the garage.

**Bathroom 7' 7" x 6' 4" (2.31m x 1.94m)**

Features white suite W/C, wash basin, and shower.

**Bedroom 1 12' 1" x 9' 11" (3.68m x 3.03m)**

Features built in wardrobe for storage.

**Bedroom 2 11' 11" x 9' 3" (3.62m x 2.82m) Max**

Benefits from access to the conservatory and built in wardrobes for storage.

**Conservatory 10' 8" x 8' 7" (3.24m x 2.62m)**

**Bedroom 3 8' 9" x 6' 7" (2.67m x 2.00m)**

**Garage 16' 10" x 7' 8" (5.12m x 2.33m)**

The garages is access via an electric shutter and also benefits from a door to the back accessing the garden.

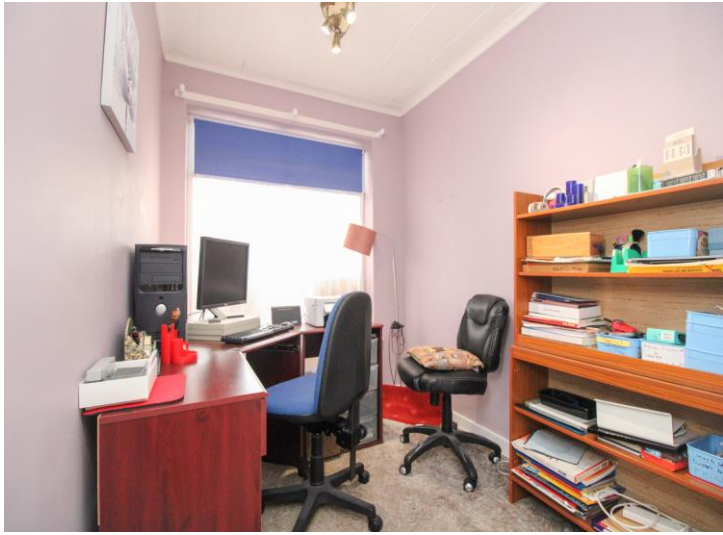
**Additional Information**

This is a freehold property. Awaiting EPC. Probate has been applied for and is in the process of being issued.

**Important Note To Purchasers**

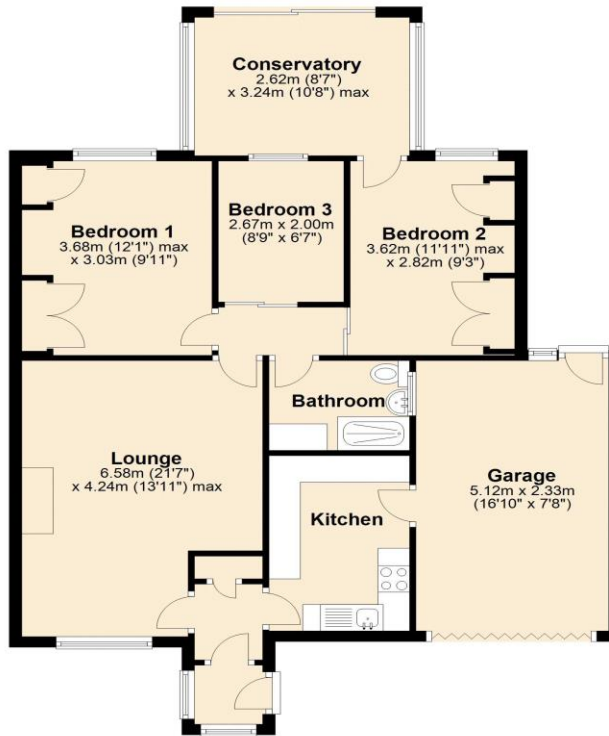
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services,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





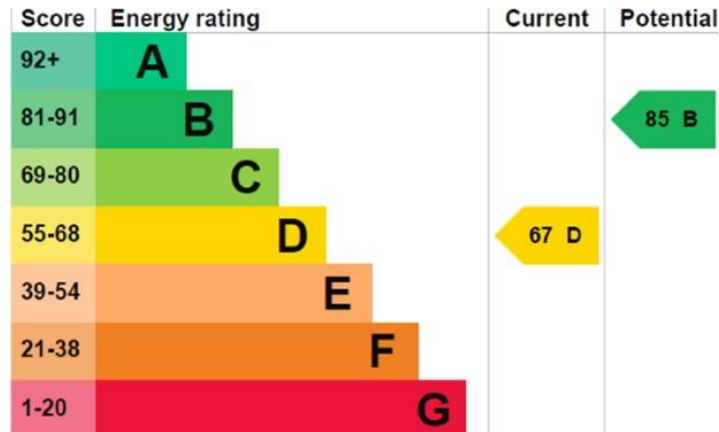
# Floorplan

**Ground Floor**  
Approx. 92.1 sq. metres (991.2 sq. feet)



Total area: approx. 92.1 sq. metres (991.2 sq. feet)

## EPC Graph (full EPC available on request)



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