



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

\*\*\*FOR SALE BY MODERN METHOD OF AUCTION\*\*\* 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 arear, 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! EPC rating D.



For Sale by Modern Auction – T & C's apply

Subject to Reserve Price

Buyers fees apply

Semi Detached Bungalow

Garage & Driveway

EPC Rating D

**Guide Price £160,000**

**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 garage 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.

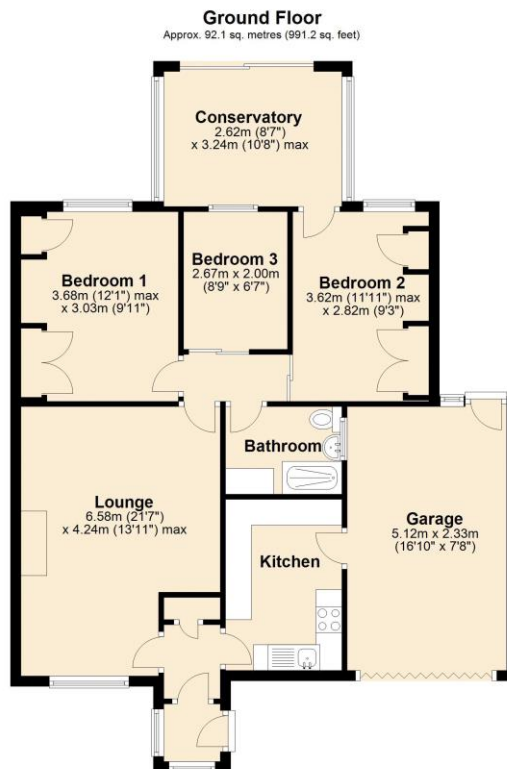
**Auctioneer Comments**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



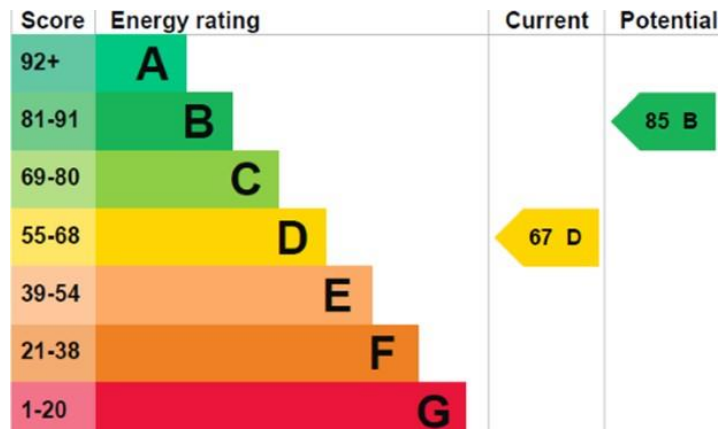


# Floorplan



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

## EPC Graph (full EPC available on request)



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