



Front Street, Winlaton, Tyne And Wear, NE21 4RD

Living Local is delighted to welcome to the sale market this rare stone built family home on the central location of Front Street, at the heart of Winlaton Village! To the ground floor there is a entrance hall, lounge with solid fuel burning fireplace, kitchen with cast iron range cooker, drop tiered dining area and separate storage/utility room. To the first floor there are two bedrooms with built in cupboard storage in the second bedroom and hallway. Externally this lovely home boasts well maintained court yard style gardens to the front, side and rear of the property with additional benefit of a detached garage! With period features and homely charm, this is a special property for the discerning buyer looking for somewhere truly special to call home. Awaiting EPC.



*****RARE TO THE MARKET*****

Garage

Character Stone House

Enclosed Garden

Two Bedrooms

Awaiting EPC

£185,000

Lounge 15' 1" x 12' 4" (4.60m x 3.75m) Max

Features solid fuel burning feature fireplace. (The vendor notes the fire burns both logs and smokeless fuel.)

Kitchen 10' 4" x 8' 8" (3.14m x 2.65m)

Features a range of wall and base units for storage, along with with space for white goods. The kitchen holds an integrated oven/hob along with a stunning period piece- cast iron range cooker. ***Please note the vendor understands the range cooker was installed to be light-able but has only ever used it for ornamental purposes.***

Dining Area 11' 5" x 8' 5" (3.48m x 2.57m)

Drop down dining area offers access to the garden area.

Utility/Store Room 9' 11" x 4' 6" (3.01m x 1.38m)

Currently used for storage and housing white goods.

Bathroom 8' 1" x 6' 7" (2.47m x 2.01m)

White suite bathroom located on the ground floor benefits from walk in shower, bidet, W/C and wash basin.

Bedroom 1 15' 4" x 15' 0" (4.67m x 4.58m) Max

Spacious main bedroom benefits a lovely ornamental feature fireplace.

Bedroom 2 11' 8" x 6' 7" (3.56m x 2.01m)

Features pleasant outlook over the front street and village green. With over stairs cupboard for storage.

Garage 17' 11" x 11' 6" (5.47m x 3.50m)

Garage has an electric roller shutter main access door and also a lockable door from the garden. The garage also benefits from power and lighting.

Externally

Courtyard gardens with mature planting to front side and rear of the property. The rear and side garden can be accessed via the house, through the detached garage or via the shared access from the street. Winlaton Village is a short walk from the property offering convenient use of local amenities and travel links.

Additional Information

This is a freehold property. Council Tax Band B. Awaiting EPC. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining – the North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any particular issues with this property, your conveyancer will carry out a coal mining search to check further details.

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



Total area: approx. 116.7 sq. metres (1255.7 sq. feet)

EPC Graph (full EPC available on request)

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

WE WIN AWARDS year-after-year and are currently ranked in the top 5% for lettings in the country!

Lorraine Valuer & Negotiator

Emma Owner & Managing Director

Laura
Sales & Lettings Negotiator

Brooke
Lettings
Co-ordinator

Louise
Sales & Lettings Negotiator



facebook.

PRS
Property
Residence
Scheme

rightmove

OnTheMarket.com

Zoopa.co.uk

PrimeLocation.com

firstmortgage.co.uk®

