



Huntley Crescent, Winlaton, Tyne And Wear, NE21 6EX

Rare to the market extended four/five bedroom semi-detached house on the popular Hanover Estate in Winlaton. This lovely property comprises of entrance hallway, lounge with feature wood burner, kitchen/diner/sun room, utility room, bedroom/home office/play room and shower room to the ground floor. To the first floor are four bedroom, one with en-suite, as well as a family bathroom W/C. Externally the property benefits from a driveway for 2 cars and an enclosed rear south facing garden with lawn and patio areas. Early viewing essential to avoid disappointment! Awaiting EPC rating.

Extended Semi-Detached House

Four/Five Bedrooms

Beautifully Presented

Driveway & Gardens

Viewing Essential!

Awaiting EPC Rating

Offers Over £235,000

Lounge 16' 3" x 12' 4" (4.95m x 3.76m) max
Feature multi fuel burner.

Kitchen/Diner 23' 5" x 8' 9" (7.13m x 2.66m)
Fitted with a modern style range of wall and base units, integrated double oven, hob, fridge/freezer and dishwasher. Space for dining table and chairs.

Sun Room 8' 8" x 8' 9" (2.64m x 2.66m) max
French doors to rear garden. Open to dining area.

Utility room 9' 8" x 7' 8" (2.94m x 2.33m)
Power and plumbing for washing machine and tumble dryer (not included). Units and storage.

Bedroom 5/Home Office/Play Room 10' 11" x 7' 5" (3.34m x 2.26m)
Used by the current owners as a bedroom but could be a home office or play room as needed.

Shower Room 5' 10" x 3' 10" (1.77m x 1.18m)
Shower cubicle, wash basin, W/C.

Bedroom 1 12' 4" x 11' 1" (3.76m x 3.39m) *excluding wardrobes*
Fitted sliding door wardrobes.

Bedroom 2 15' 8" x 7' 8" (4.78m x 2.33m)

En-suite 7' 4" x 5' 5" (2.24m x 1.64m)
Shower cubicle, wash basin, W/C.

Bedroom 3 13' 6" x 9' 1" (4.11m x 2.77m)

Bedroom 4 10' 2" x 7' 8" (3.10m x 2.33m) max

Family Bathroom 9' 10" x 5' 6" (3.00m x 1.68m)
Bath, separate shower cubicle, wash basin, W/C.

Externally

Driveway to front for 2 cars. Further parking available on street. Lawned front garden. Enclosed south facing garden to rear with lawn and patio seating areas. Selection of mature plants and shrubs.

Additional information

Council tax band: C We understand this property is freehold. 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 aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

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. 139.5 sq. metres (1501.3 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
Renters
Scheme

rightmove

OnTheMarket.com

zoopla.co.uk

PrimeLocation.com

firstmortgage.co.uk®

