



Barlowfield Close, Winlaton, Tyne And Wear, NE21 6EY

CHAIN FREE This lovely two bedroom semi detached bungalow is sure to appeal to a wide range of buyers looking to make Winlaton home! In brief while in need of some modernisation, the property features lounge, kitchen/diner, white suite shower bathroom, utility room and conservatory with two double bedrooms. Externally there are two spacious gardens to the front and rear with attached garage to the side and driveway for guaranteed parking. This property is not to be missed out on! EPC Rating D.



CHAIN FREE

Semi Detached Bungalow

Two Bedrooms

Garage & Driveway

Flat Location

EPC Rating D

£179,950

Lounge 13' 1" x 12' 7" (3.99m x 3.83m) Max
Feature fireplace and outlook onto front garden.

Kitchen/Diner 12' 6" x 8' 7" (3.81m x 2.61m)
Features a range of wall and base units for storage with integrated oven hob.

Utility room 10' 6" x 5' 5" (3.20m x 1.66m)
Space for white goods and additional storage.

Conservatory 10' 6" x 8' 4" (3.20m x 2.54m)
Allows access to the rear garden.

Bathroom 7' 6" x 5' 3" (2.28m x 1.61m)
Features white suite shower, W/C and wash basin.

Bedroom 1 14' 4" x 10' 0" (4.37m x 3.05m) Max
The main bedroom benefits from a pleasant outlook into the rear garden and fitted wardrobes for storage.

Bedroom 2 9' 11" x 9' 4" (3.03m x 2.85m)

Garage 17' 10" x 7' 8" (5.44m x 2.33m)
The garage benefits from lighting and electric power points.

Externally

This lovely property benefits from an enclosed lawn and patio garden to the rear, attached side garage and driveway, with open front lawn garden looking onto the cul de sac. On street parking is also available.

Additional Information

This is a freehold property. Council tax band: B EPC Rating D. 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 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.





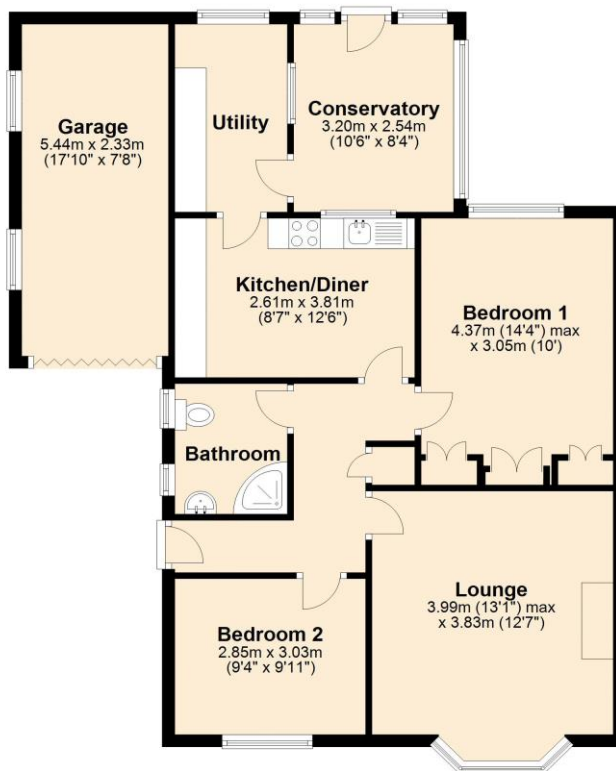
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

Ground Floor

Approx. 87.5 sq. metres (941.8 sq. feet)



Total area: approx. 87.5 sq. metres (941.8 sq. feet)

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

Zoopla.co.uk

PrimeLocation.com

firstmortgage.co.uk®

