



June Avenue, Winlaton Mill, Tyne And Wear, NE21 6SQ

*****CHAIN FREE***** Well presented two bedroom semi-detached house in the popular village of Winlaton Mill, within easy access of Derwent Walk Country Park. The property comprises of entrance hall, lounge and kitchen/diner to the ground floor. To the first floor are two bedrooms and a bathroom W/C. Externally the property benefits from gardens to the front, side and rear. Parking available on street. Viewing highly recommended. EPC rating D.



*****CHAIN FREE*****

Semi-Detached House

Two Bedrooms

Village Location

Gardens to Three Sides

EPC Rating D

£110,000

Lounge 12' 2" x 11' 5" (3.72m x 3.48m) max

Under stairs storage cupboard.

Kitchen/Diner 14' 11" x 8' 6" (4.54m x 2.59m)

Fitted with a range of wall and base units, integrated oven and hob. Space for freestanding appliances (not included). Space for dining table and chairs (not included).

Bedroom 1 12' 3" x 11' 8" (3.73m x 3.55m) max

Two built in cupboards.

Bedroom 2 8' 8" x 7' 11" (2.64m x 2.42m)

Built in cupboard.

Bathroom 6' 0" x 5' 0" (1.84m x 1.52m)

Bath with shower over, wash basin, W/C.

Externally

Lawned gardens to the front side and rear. Patio seating area to the rear. Parking available on street. Easy access to Derwent Walk Country Park and a range of local shops, amenities and transport links.

Additional information

Council tax band: A 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 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.





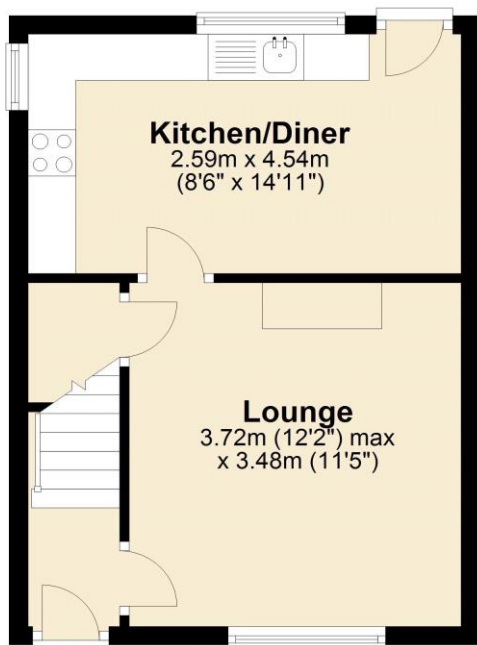
EPC Graph (full EPC available on request)

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

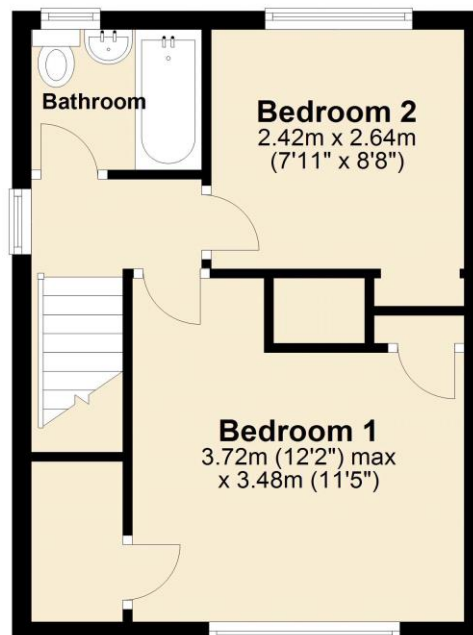
Ground Floor

Approx. 29.1 sq. metres (313.2 sq. feet)



First Floor

Approx. 28.7 sq. metres (308.9 sq. feet)



Total area: approx. 57.8 sq. metres (622.2 sq. feet)

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