



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

**\*\*\*CHAIN FREE\*\*\*NEWLY RENOVATED HOME!\*\*\*** Living Local is delighted to welcome to the market this newly renovated two bedroom extended mid terrace on the ever popular June Avenue in Winlaton Mill Village. To the first floor there is a spacious lounge area with patio door access to the enclosed rear garden, galley style kitchen/diner and separate utility area. To the first floor there are two bedrooms and a modern white suite bathroom. Externally there is a small pebbled garden to the front with small size garage room for storage. To the rear of the property an easy to maintain enclosed garden ideal for entertaining with decking and lawn areas. This property is simply not to be missed out on and is a real credit to the current owners, ideal for a wide range of buyers looking for an easy turn key move! EPC Rating D.



**\*\*\*CHAIN FREE\*\*\***

**Two Bedrooms**

**Newly Renovated**

**Lovely Garden**

**Mid Terrace**

**EPC Rating D**

**£110,000**

**Lounge** 19' 7" x 14' 11" (5.97m x 4.55m) Max

Spacious open lounge area with open staircase and patio door access to the rear garden.

**Kitchen/Diner** 14' 11" x 7' 6" (4.55m x 2.29m)

A modern galley style kitchen with under stairs cupboard for storage.

**Utility Room** 9' 2" x 8' 2" (2.80m x 2.48m)

Additional bench space and base units for storage. Recently installed combi boiler.

**Storage** 8' 6" x 7' 7" (2.58m x 2.30m)

This is the remains of the unconverted garage. Benefiting from shutter door access and lighting.

**Bedroom 1** 15' 0" x 12' 7" (4.57m x 3.83m) Max

Main bedroom overlooking the enclosed rear garden.

**Bedroom 2** 9' 4" x 7' 10" (2.85m x 2.38m)

Bedroom 2 overlooks the front garden and street below.

**Bathroom** 6' 9" x 6' 1" (2.07m x 1.85m)

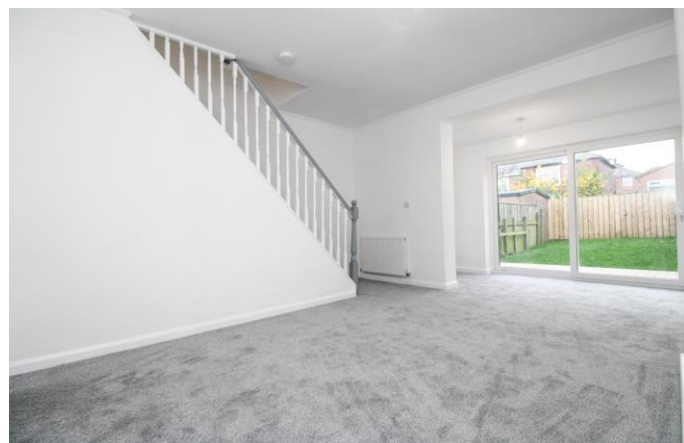
Features a recently installed modern white suite, bath with overhead shower, W/C and wash basin.

**Additional Information**

Council tax band A We understand this property is freehold. 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.

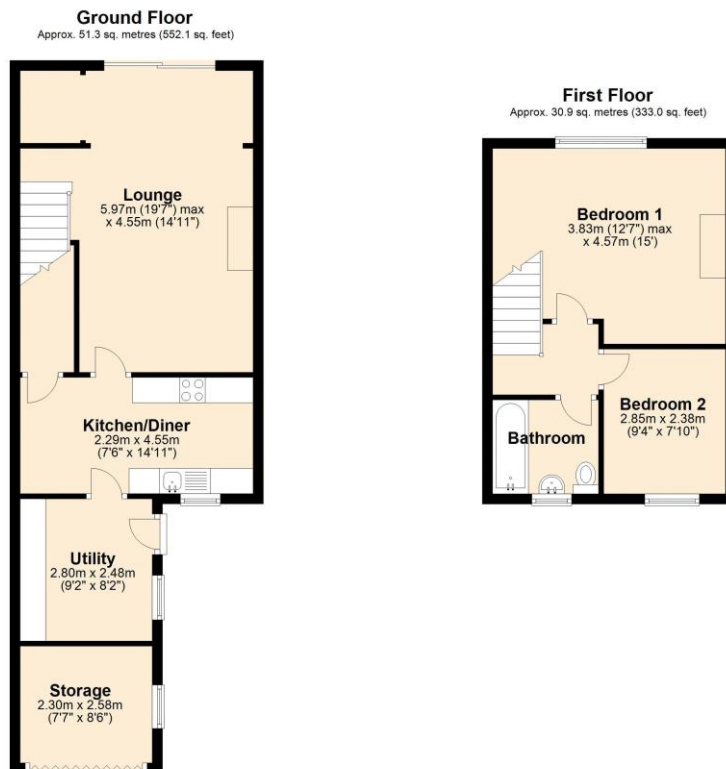
**Important Note To Purchasers**

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.



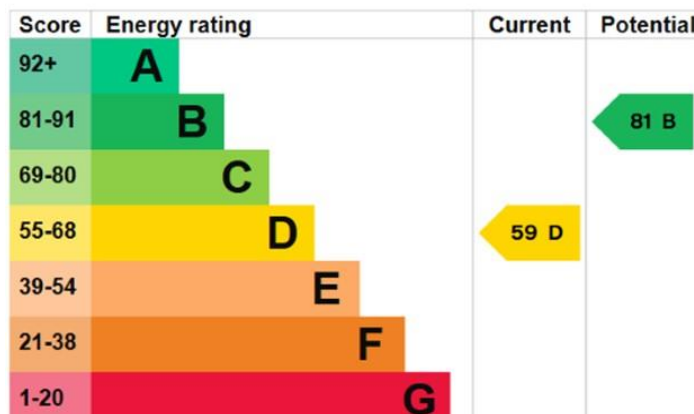


# Floorplan



Total area: approx. 82.2 sq. metres (885.1 sq. feet)

## EPC Graph (full EPC available on request)



For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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