



**Coldstream Drive, St. Pauls Estate,  
Winlaton, Tyne And Wear, NE21 6PP**

**\*\*\*FOR SALE BY MODERN METHOD OF AUCTION\*\*\*CHAIN FREE\*\*\*** This three bedroom detached family bungalow would make an ideal home following renovation works. The property comprises of entrance hall, open plan lounge/dining area, separate kitchen, three bedrooms and bathroom. Externally the property benefits from a spacious garden plot to the front and rear. Attached garage and multi vehicle driveway. Viewing essential to appreciate the potential this renovation property has to offer! Awaiting EPC.



**For Sale by Modern Auction – T & C's apply**

**Subject to Reserve Price**

**Buyers fees apply**

**Three Bedroom Detached Bungalow**

**Great Plot**

**Awaiting EPC**

**Guide Price £120,000**

**Lounge/Diner 20' 3" x 15' 3" (6.16m x 4.65m) Max**

Open plan lounge/dining area looking out to front garden area.

**Kitchen 11' 0" x 8' 7" (3.35m x 2.61m)**

Features a range of wall and base units for storage and space for white goods.

**Bathroom 8' 10" x 5' 6" (2.68m x 1.68m)**

Features bath and wash basin with built in cupboard storage.

**W/C 5' 3" x 3' 3" (1.60m x 0.98m)**

W/C

**Bedroom 1 11' 9" x 11' 0" (3.57m x 3.36m)**

**Bedroom 2 11' 0" x 8' 6" (3.36m x 2.59m)**

**Bedroom 3 8' 11" x 8' 4" (2.73m x 2.54m)**

**Garage 16' 6" x 8' 10" (5.04m x 2.68m)**

**Externally**

Externally gardens front and rear with access down both sides of the property. With attached garage and multi vehicle driveway for parking.

**Additional Information**

Awaiting EPC Rating. 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 of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

**Important Note To Purchaser**

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.

**Auctioneer Comments**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

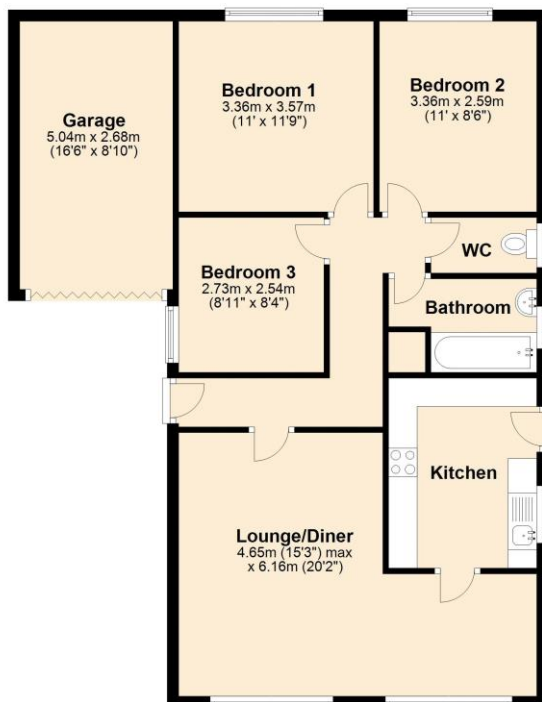




# Floorplan

## Ground Floor

Approx. 88.4 sq. metres (951.9 sq. feet)



Total area: approx. 88.4 sq. metres (951.9 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)

**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  
Reserve  
Scheme

rightmove

OnTheMarket.com

Zoopa.co.uk

PrimeLocation.com

firstmortgage.co.uk®

