



## Caledonia, Winlaton, Tyne And Wear, NE21 6AX

**\*\*\*CHAIN FREE\*\*\*** This spacious stone detached house must be viewed to appreciate its full potential! In need of modernisation, the property comprises of entrance hall, lounge, dining room and kitchen to the ground floor. To the first floor are three bedrooms, a shower room and a further bathroom W/C. Externally the property benefits from a driveway leading to garage, as well as an enclosed rear garden. Early viewing essential to avoid disappointment! EPC rating E.

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

**Detached Stone House**

**Three Bedrooms**

**Two Bathrooms**

**Drive, Garage & Garden**

**EPC Rating E**

**Offers Over £200,000**

**Lounge** 15' 1" x 15' 2" (4.60m x 4.62m) max  
Feature fireplace.

**Dining Room** 15' 3" x 10' 0" (4.64m x 3.06m) max

**Kitchen** 13' 9" x 9' 10" (4.18m x 3.00m)  
Fitted with a range of wall and base units, space for freestanding appliances (not included).

**Bedroom 1** 15' 1" x 11' 9" (4.59m x 3.57m) max  
Built in cupboard.

**Bedroom 2** 10' 3" x 9' 7" (3.13m x 2.92m) max

**Bedroom 3** 8' 9" x 7' 5" (2.66m x 2.25m) excluding wardrobes  
Fitted wardrobes.

**Bathroom** 7' 9" x 6' 6" (2.37m x 1.97m)  
Bath, wash basin, W/C.

**Shower Room** 6' 11" x 5' 5" (2.11m x 1.64m)  
Shower cubicle, wash basin, W/C.

**Garage** 17' 0" x 10' 0" (5.17m x 3.05m)  
Up and over garage door. Gas fired Baxi boiler. Light and power sockets. Door to garden.

#### Externally

Block paved driveway leading to garage. Enclosed garden to rear with lawn and patio seating area.

#### Additional information

We understand the property is freehold. Council tax band C. EPC Rating E. 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 particular issues with this property, your conveyancer will carry out a coal mining search to check further details.

#### 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.





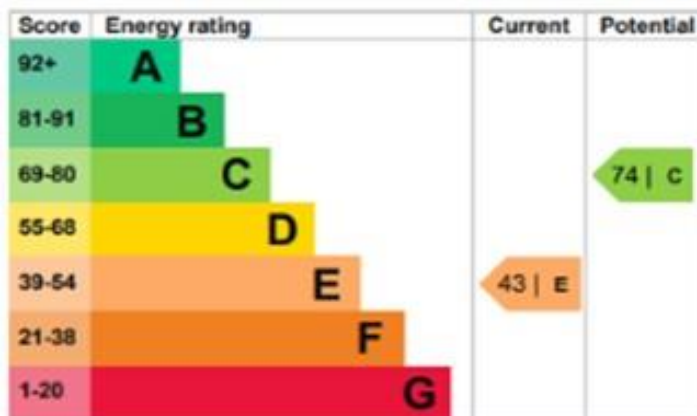


# Floorplan



Total area: approx. 117.7 sq. metres (1267.2 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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