



Hallgarth Mews, Winlaton, Tyne and Wear, NE21 6DJ

TOWNHOUSE FAMILY HOME! Living Local is delighted to welcome to the market this deceptively spacious end terrace townhouse in the heart of Winlaton Village. To the ground floor there is a lounge, open plan kitchen/dining area with downstairs W/C and patio door access to an enclosed garden space. To the first floor there are three good sized bedrooms, a main white suite family bathroom and built in cupboard storage in the hallway. The top floor boasts a fabulous master bedroom with built in wardrobes and en-suite shower bathroom. With its parking space to the front of the property and quiet location close to Winlaton Village shops, schools and transport links this is a property simply not to be missed out on and an early viewing is essential to avoid missing out! EPC Rating B.



CHAIN FREE

End Terrace

Town House

Four Bedrooms

Village Location

EPC Rating B

Offers Over £210,000

Lounge 14' 2" x 12' 4" (4.32m x 3.75m) max

Lovely lounge overlooking the front garden area and the enclosed estate.

Kitchen/Diner 15' 6" x 13' 9" (4.72m x 4.19m) max

Open plan kitchen diner with integrated appliances, kitchen island and patio door access to the enclosed rear garden ideal for entertaining. Also benefiting from a W/C.

W/C 5' 0" x 4' 4" (1.52m x 1.31m)

White suite w/c and wash basin. With enclosed additional storage cupboard.

Master Bedroom 16' 7" x 11' 11" (5.06m x 3.62m) Max

Located on the second floor the master bedroom benefits from built in wardrobe storage and its own shower room en-suite.

En-Suite 6' 0" x 5' 11" (1.83m x 1.80m) max

Walking in shower, w/c and wash basin.

Bedroom 2 12' 11" x 8' 11" (3.93m x 2.71m)

Bedroom 3 9' 1" x 8' 10" (2.78m x 2.69m)

Family Bathroom 8' 10" x 6' 0" (2.69m x 1.82m)

Features a white suite bath, w/c and wash basin.

Bedroom 4 8' 0" x 6' 7" (2.45m x 2.00m)

Externally

This lovely property boasts a driveway to the front with a garden to the front, back and side.

Additional Information

Council tax band C. EPC Rating B. We understand this property is freehold. ***Please note there is an annual service charge of £120 for general maintenance- front gardens and paths around the mews. 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.

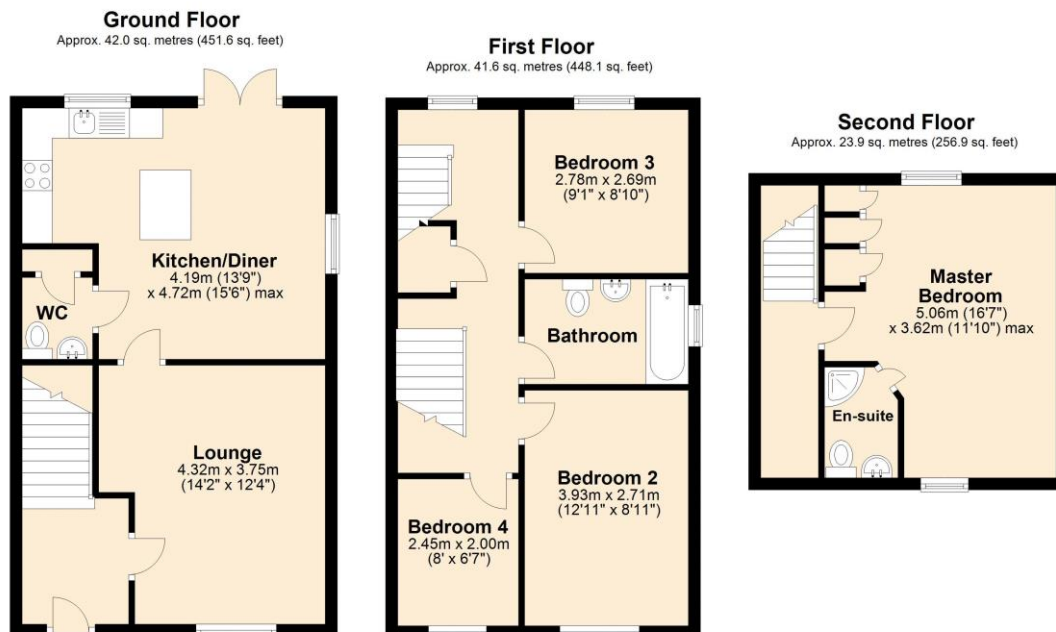
Important Note To Purchasers

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.



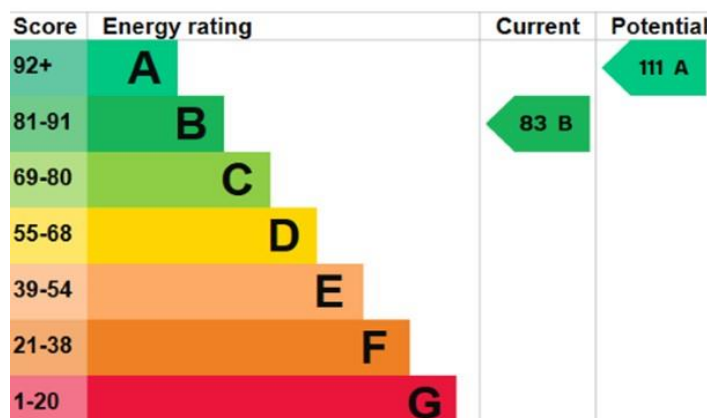


Floorplan



Total area: approx. 107.4 sq. metres (1156.6 sq. feet)

EPC Graph (full EPC available on request)



For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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