



## Spa Well Close, Winlaton, Tyne And Wear, NE21 6LX

**\*\*\*CHAIN FREE\*\*\*BUNGALOW WITH POTENTIAL!\*\*\***

Living Local is delighted to bring to the sale market this 2/3 bedroom semi detached bungalow on the ever popular Spa Well Close. In brief there is a spacious lounge/diner living space looking out to the front garden area, kitchen with integral access to the garage, two double bedrooms, wet room style bathroom and a optional third single bedroom currently used as a study area. Externally the property benefits from gated driveway and attached garage, front garden area and enclosed rear garden ideal for entertaining. This bungalow would make a wide range of buyers a lovely home with some updating, and is simply not to be missed out on! EPC Rating C.



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

**Semi Detached Bungalow**

**Updating Required**

**Garage & Driveway**

**Enclosed Garden**

**EPC Rating C**

**Offers Over £155,000**

**Lounge/Diner 22' 8" x 14' 2" (6.92m x 4.31m) Max**

Open plan lounge/dining area with pleasant outlook to the front garden area.

**Kitchen 12' 11" x 7' 8" (3.93m x 2.34m)**

Kitchen/dining area fitted with a range of wall and base units for storage and space for white goods. The kitchen also affords access to the attached garage to the side of the property leading to the garden.

**Bedroom 1 12' 1" x 10' 0" (3.69m x 3.05m) Max**

The main bedroom benefits from built in wardrobe storage.

**Bedroom 2 11' 11" x 8' 11" (3.64m x 2.71m)**

The second bedroom features a pleasant outlook to the enclosed rear garden.

**Study/Bedroom 3 9' 0" x 7' 2" (2.74m x 2.19m)**

Currently used as a study area this versatile room boasts patio door access to the rear garden.

**Bathroom 7' 5" x 6' 10" (2.27m x 2.08m)**

Wet room style bathroom with walk in shower, w/c and wash basin.

**Garage 17' 7" x 8' 3" (5.36m x 2.52m)**

The garage is being currently used for storage and utility access. Benefits from light, power and plumbing with also additional shared access to the rear garden.

**Externally**

Externally this lovely bungalow features garage and driveway to the side with easy to maintain front and rear gardens. Close to local travel links and schools.

**Additional Information**

EPC Rating C. 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 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





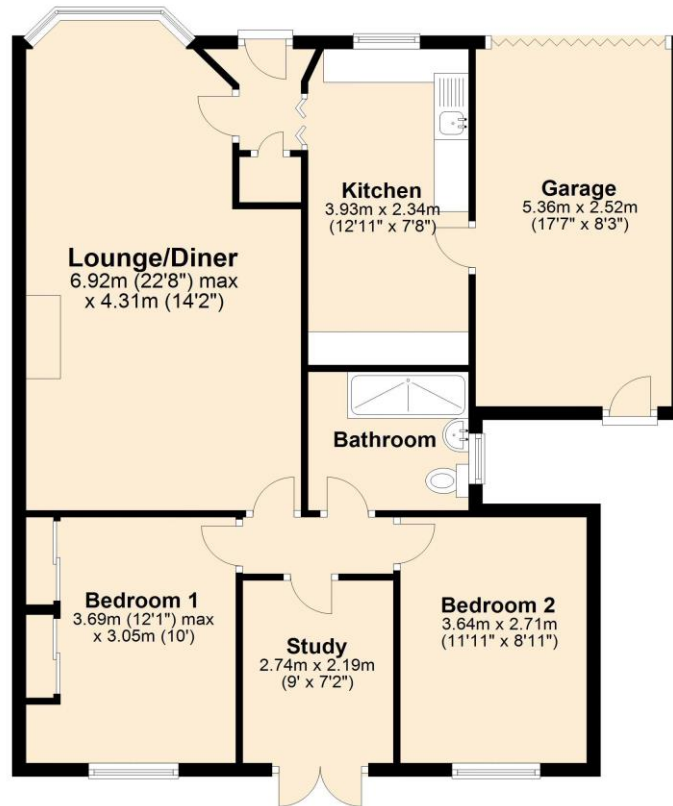


### EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Floorplan

Ground Floor



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

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