



Back Litchfield Terrace, Winlaton, Tyne And Wear, NE21 5QS

*****RARE TO THE MARKET***** Lovingly updated detached family home filled with rural charm and all the benefits of being in the heart of Winlaton Village! To the ground floor there are two spacious reception rooms, a large kitchen/diner with downstairs shower room and integral access to the attached garage that could be used for parking/storage or workshop. To the first floor there are three bedrooms and a main family bathroom. Externally this wonderful character property boasts two driveways, a garden to the front and generous garden plot to the side, a beautiful garden ideal for family entertainment. This is a property simply not to be missed out on! A rare opportunity for buyers looking for somewhere really special within Winlaton Village to call home! EPC rating E.



*****RARE TO MARKET*****

Beautifully Presented!

Detached Family Home

Three Bedrooms

Close To Heart Of Winlaton Village

EPC Rating E

£275,000

Reception Room 1 17' 5" x 15' 6" (5.32m x 4.72m)

Boasts an open staircase and access to the kitchen/diner.

Reception Room 2 16' 1" x 15' 8" (4.89m x 4.78m) *Max*

Benefits from a feature ornamental fireplace.

Kitchen/Diner 15' 9" x 12' 2" (4.79m x 3.70m)

A light modern kitchen fitted with a range of wall and base units for storage and space for white goods along with integrated oven/hob. Also boasting a lovely kitchen island for hosting/informal dining.

Ground floor Shower Room

Features a shower, w/c and wash basin.

Bedroom 1 14' 3" x 8' 1" (4.34m x 2.46m) *Max*

The main bedroom benefits from built in wardrobes for storage.

Bedroom 2 16' 0" x 7' 4" (4.88m x 2.24m)**Bedroom 3** 10' 6" x 8' 10" (3.20m x 2.68m)**Bathroom** 11' 1" x 6' 4" (3.37m x 1.92m)

Features W/C, Wash basin and Bath.

Garage 26' 0" x 18' 11" (7.92m x 5.77m) *Max*

This is an 'L' shaped attached garage benefiting from side access to the enclosed garden and driveway parking to the front. Currently used for storage.

Externally

This wonderful property is full of character, from the main house to the sizeable garden plot! There is an attached garage to the side of the property with integral access to the rest of the house, as well as two driveways for off street parking.

Additional Information

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



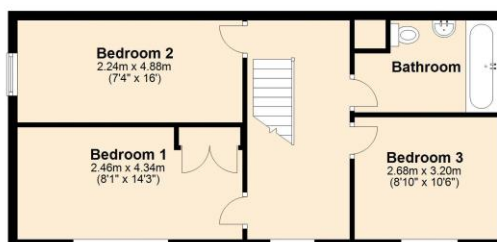


Floorplan

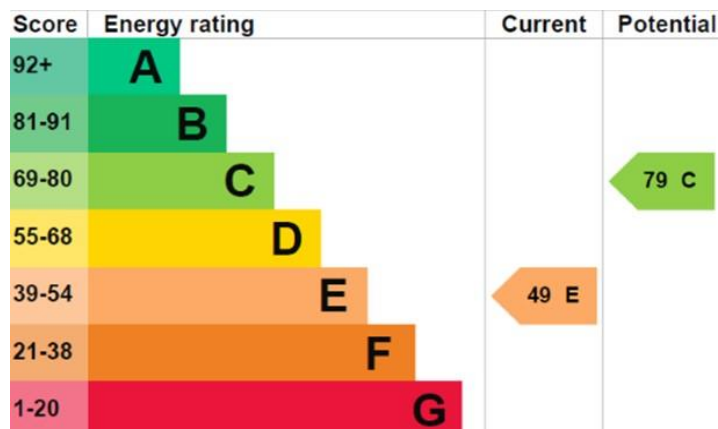
Ground Floor



First Floor



EPC Graph (full EPC available on request)



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