



## Hallgarth Mews, Winlaton, Tyne And Wear, NE21 6DJ

**\*\*\*TOWNHOUSE FAMILY HOME!\*\*\*** Living Local is delighted to welcome to the market this deceptively spacious mid 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.



**\*\*\*MODERN BUILD\*\*\***

**Terrace Townhouse**

**Four Bedrooms**

**Three Bathrooms**

**Close To Winlaton Village**

**EPC Rating B**

**Offers Over £210,000**

**Lounge** 14' 4" x 11' 3" (4.37m x 3.43m)

Spacious lounge with bay window overlooking garden area.

**Kitchen/Diner** 15' 9" x 14' 6" (4.81m x 4.41m) Max

Fitted with a range of wall and base units for storage along with integrated oven/hob and space for white goods.

**W/C** 4' 5" x 4' 2" (1.35m x 1.28m)

W/C and Wash Basin.

**Master Bedroom** 16' 7" x 12' 11" (5.06m x 3.94m)

Benefits from built in wardrobe storage and its own shower room en-suite!

**En-Suite** 7' 3" x 6' 2" (2.20m x 1.87m) Max

White suite shower, W/C and Wash Basin.

**Bedroom 2** 12' 9" x 8' 11" (3.88m x 2.71m)

Built in mirrored wardrobes for storage.

**Bedroom 3** 9' 2" x 8' 11" (2.80m x 2.71m)

**Family Bathroom** 8' 10" x 5' 11" (2.68m x 1.80m)

Features bath with overhead shower, W/C and wash basin.

**Bedroom 4** 8' 6" x 6' 6" (2.59m x 1.98m)

**Externally**

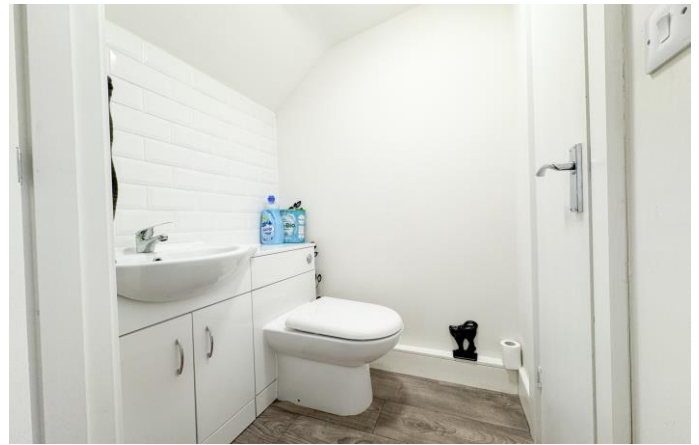
Parking space to the front of the property, with on street parking available close by for guest. Enclosed garden to the rear ideal for entertaining.

**Additional Information**

This is a freehold property. EPC Rating B. Council Tax Band C. \*\*\*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**

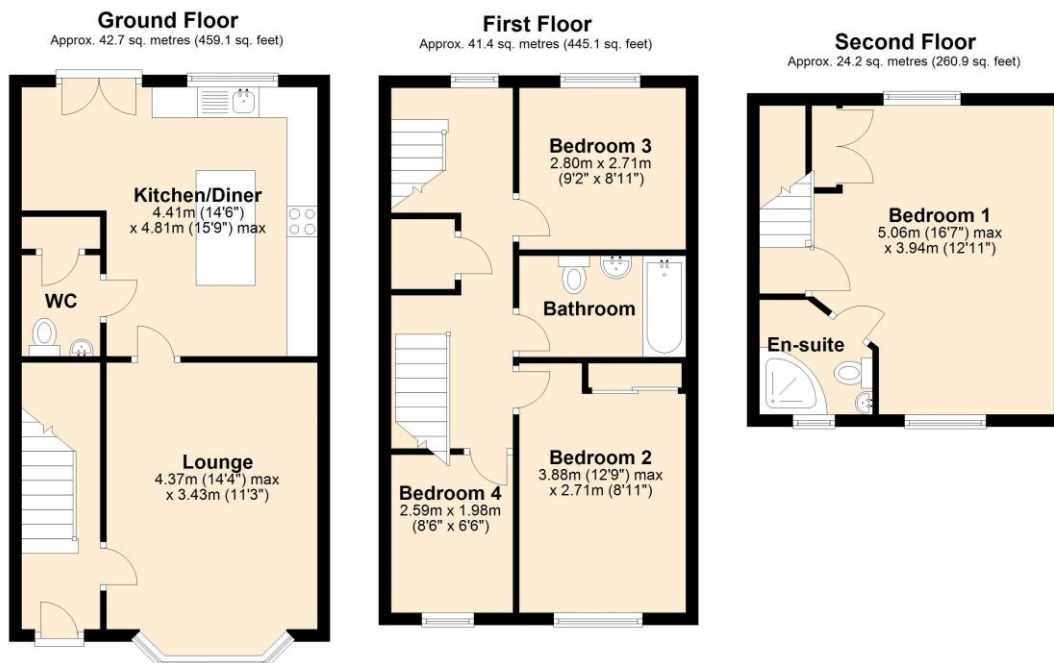
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.





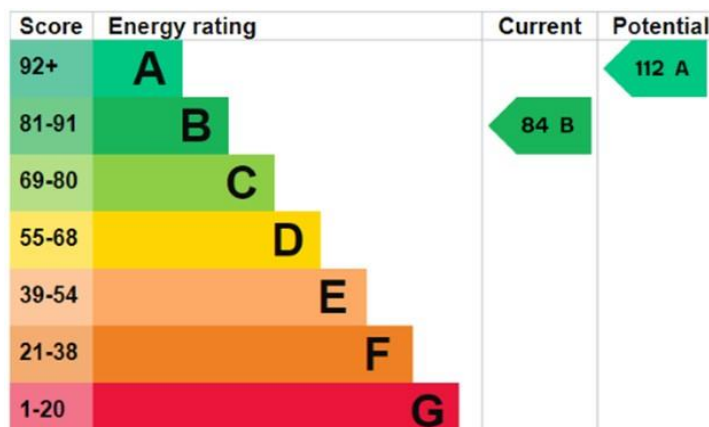


# Floorplan



Total area: approx. 108.2 sq. metres (1165.1 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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