



Warrens Walk, Winlaton, Tyne And Wear, NE21 6EF

Well presented three bedroom semi-detached house on the ever popular Hanover Estate in Winlaton. The property is situated on a quiet walkway and benefits from parking and a garage. The property comprises of entrance porch, lounge, kitchen/diner and utility room to the ground floor. To the first floor are three bedrooms and a bathroom W/C. Externally the property benefits from a front garden, low maintenance rear garden and detached garage. Parking available in front of the garage and further parking is available on street. Early viewing essential to avoid disappointment! Awaiting EPC rating.



Semi-Detached House

Low Maintenance Garden

Three Bedrooms

Parking & Garage

Well Presented

Awaiting EPC Rating

£180,000

Lounge 17' 9" x 11' 7" (5.42m x 3.54m) max

Kitchen/Diner 17' 11" x 10' 8" (5.45m x 3.24m) max

Fitted with a range of wall and base units, central island with breakfast bar. Space for dining table and chairs (not included).

Utility room 8' 5" x 8' 3" (2.57m x 2.51m) max

Built in oven/hob.

Bedroom 1 11' 11" x 11' 5" (3.63m x 3.47m) max

Bedroom 2 10' 6" x 8' 11" (3.21m x 2.71m) max

Bedroom 3 8' 10" x 6' 3" (2.68m x 1.90m) max

Garage 16' 10" x 7' 10" (5.13m x 2.39m) max

Door from garage leading to rear garden.

Externally

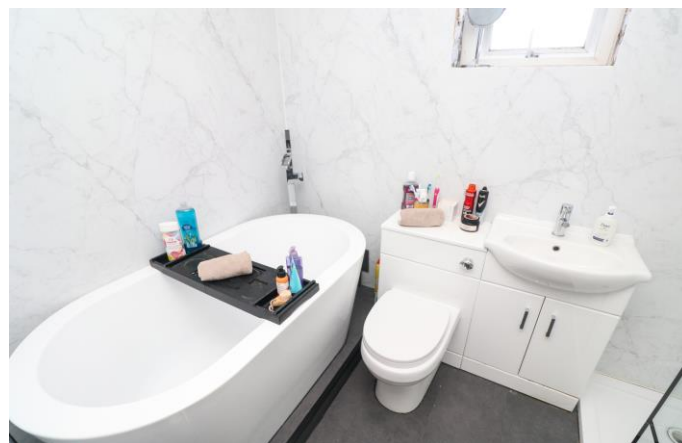
Lawned front garden. Low maintenance rear garden with patio, artificial turf and gravel areas. Parking available in front of garage. Further parking available on street.

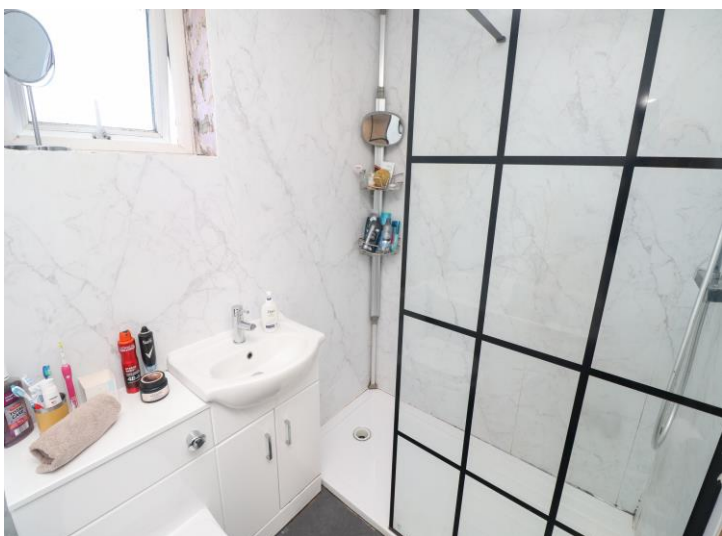
Additional information

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

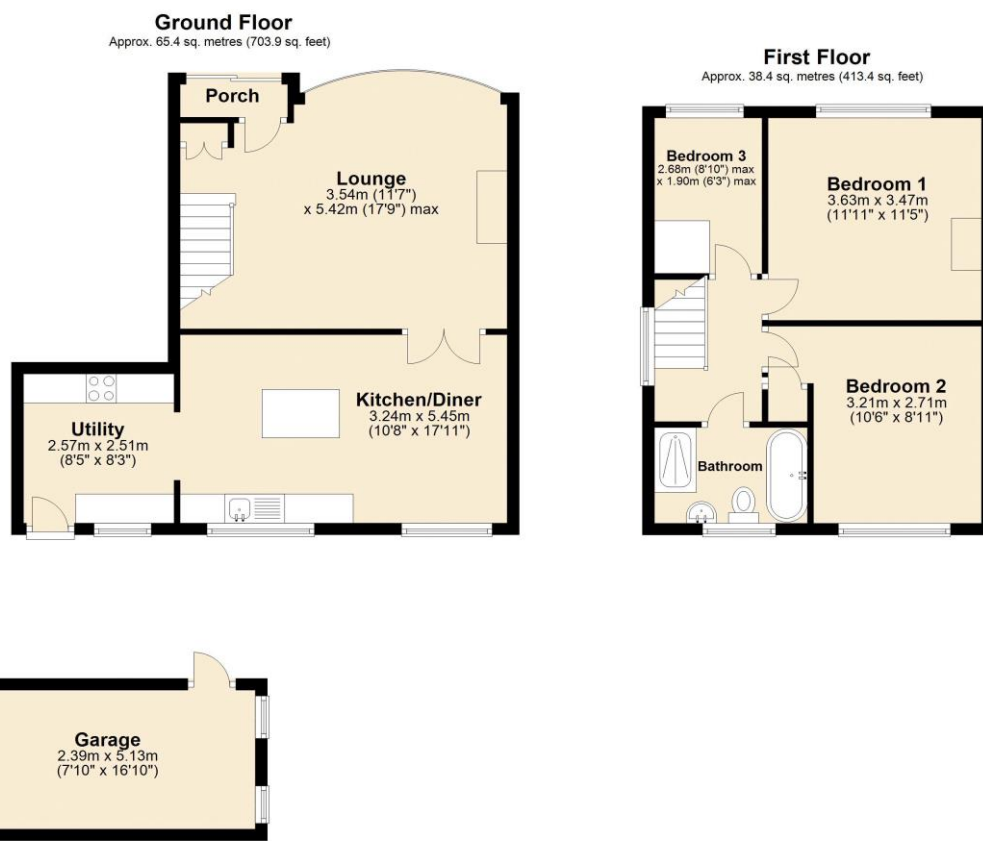
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, 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)

Floorplan



Total area: approx. 103.8 sq. metres (1117.3 sq. feet)

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

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