



## Coldstream Drive, Winlaton, Tyne and Wear, NE21 6PR

**\*\*\*CHAIN FREE\*\*\*** This extended three bedroom semi detached family home is sure to appeal to a wide range of buyers. The property comprises of entrance hall, lounge, dining room, extended kitchen/diner, sun room and W/C to the ground floor. To the first floor are three well proportioned bedrooms and a bathroom W/C. Externally the property benefits from front and rear gardens with parking available on street. Early viewing essential! Awaiting EPC rating.



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

**Semi-Detached House**

**Three Bedrooms**

**Extended Ground Floor**

**Gardens**

**Awaiting EPC Rating**

**£140,000**



**Lounge** 13' 7" x 11' 11" (4.15m x 3.63m)

**Dining Room** 10' 10" x 8' 11" (3.29m x 2.73m)

**Kitchen/Breakfast Room** 18' 8" x 10' 5" (5.70m x 3.17m) *max*  
Fitted with a range of wall and base units, island, integrated oven/hob. Space for freestanding appliances (not included). Built in cupboard housing gas fired combi boiler.

**Sun Room** 9' 6" x 7' 3" (2.90m x 2.22m)

Door to rear garden.

**Ground Floor W/C** 5' 10" x 2' 10" (1.77m x 0.86m)

Wash basin, W/C.

**Bedroom 1** 10' 11" x 9' 5" (3.32m x 2.88m) *excluding wardrobes*

Fitted wardrobes.

**Bedroom 2** 11' 0" x 9' 11" (3.35m x 3.03m) *excluding wardrobes*

Fitted wardrobes.

**Bedroom 3** 9' 9" x 8' 2" (2.96m x 2.48m)

**Bathroom** 9' 5" x 6' 11" (2.87m x 2.12m)

Bath, separate shower cubicle, wash basin, W/C.

### Externally

Lawned garden to front with plants and shrubs, paved garden to side and rear. Storage shed. Parking available on street.

### Additional information

The property has secondary glazing to most windows for additional sound and draft proofing. Council tax band: B 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

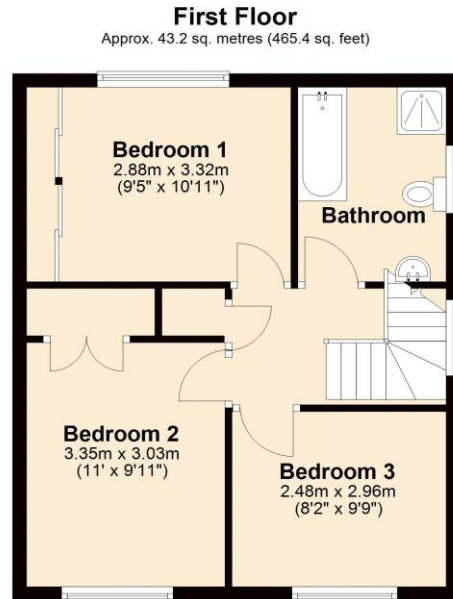
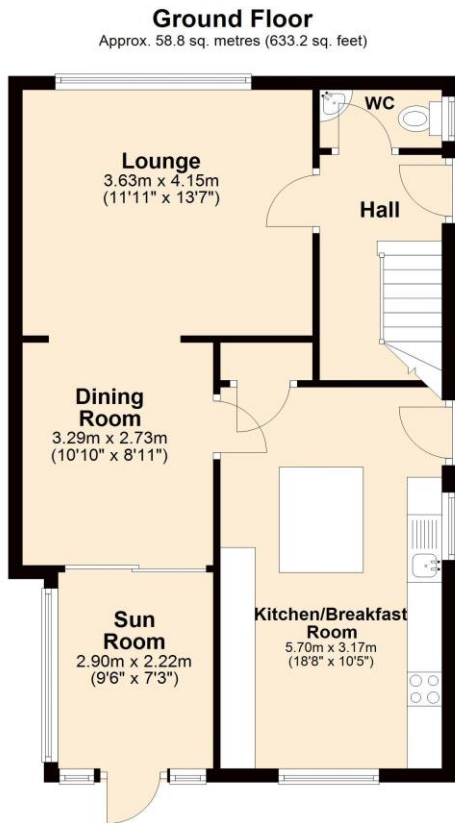
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, 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. 102.1 sq. metres (1098.6 sq. feet)

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

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