



## Barlowfield Close, Winlaton, Tyne And Wear, NE21 6EY

**\*\*\*STUNNING GARDEN PLOT!\*\*\*** Extended four bedroom semi-detached family home on the popular Hanover Estate in Winlaton. The property comprises of entrance porch, lounge, dining room, kitchen and utility room to the ground floor. To the first floor are four DOUBLE bedrooms and a lovely shower room W/C. Externally, the property benefits from a pretty front garden with driveway leading to garage. To the rear is a truly special large garden with decking area, lawn, planted borders with a range of mature plants and shrubs, as well as a planted archway leading to further paved garden area. This property really **MUST** be viewed to be fully appreciated! Awaiting EPC rating.



**Extended Semi-Detached House**

**Driveway & Garage**

**Four Double Bedrooms**

**Must Be Viewed!**

**Fabulous Garden Plot!**

**Awaiting EPC Rating**

**£250,000**

**Lounge** 15' 0" x 11' 7" (4.56m x 3.54m) max  
Gas fireplace, under stairs storage area.

**Dining Room** 10' 7" x 8' 8" (3.23m x 2.63m)  
Sliding doors to rear garden.

**Kitchen** 10' 7" x 8' 11" (3.23m x 2.71m)  
Fitted with a range of wall and base units, freestanding cooker.

**Utility** 9' 10" x 7' 11" (3.00m x 2.42m)  
Gas fired combi boiler, space for freestanding appliances (not included).

**Bedroom 1** 17' 0" x 7' 9" (5.19m x 2.36m) max

**Bedroom 2** 11' 11" x 10' 0" (3.62m x 3.04m) max

**Bedroom 3** 13' 11" x 8' 2" (4.23m x 2.50m)

**Bedroom 4** 10' 8" x 8' 10" (3.25m x 2.69m)  
Built in cupboard.

**Shower Room** 8' 8" x 5' 5" (2.65m x 1.65m)  
Shower cubicle, wash basin, W/C.

**Garage** 15' 5" x 8' 4" (4.70m x 2.55m)  
Up and over door, light and power.

### Externally

Garden to front with lawn and planted borders. Driveway leading to garage. Further parking available on street. Fabulous rear garden with decking, lawn, planted borders and further low maintenance section to the rear with patio area and space for further planting.

### 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 aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

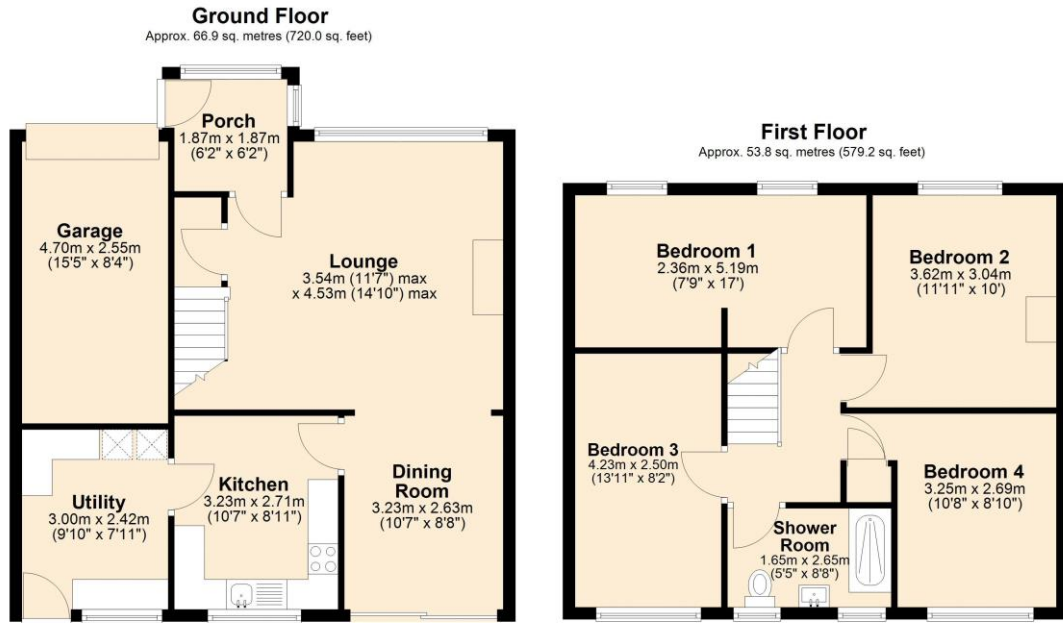
### Important note to purchasers

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. 120.7 sq. metres (1299.2 sq. feet)

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

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

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