



Clover Avenue, Winlaton Mill, Tyne And Wear, NE21 6RZ

*****CHAIN FREE***** This recently refurbished semi detached home on the ever popular Clover Avenue in Winlaton Mill Village will be ideal for a wide range of buyers looking for a spacious family home with the potential to extend in the future! To the ground floor there is a bay window lounge with ornamental fireplace, open plan kitchen/diner with downstairs w/c. To the first floor there are two bedrooms and white suite bathroom. Externally there is a lawned garden to the front with paved driveway to the side of the property. To the rear an enclosed spacious garden ideal for entertaining! Simply not to be missed out on! Awaiting EPC.



*****CHAIN FREE*****

Semi Detached Home

Two Bedrooms

Driveway

Fabulous Garden

Awaiting EPC

Offers Over £165,000

Lounge 14' 0" x 14' 0" (4.27m x 4.26m) Max

Features a lovely bay window overlooking the front garden and an ornamental fireplace.

Kitchen/Diner 17' 1" x 9' 2" (5.21m x 2.80m)

Features a range of wall and base units for storage along with integrated oven/hob and grill. Built in storage also available in the understairs cupboard.

W/C 3' 11" x 3' 5" (1.19m x 1.05m)

Features a white suite W/C and wash basin.

Bedroom 1 17' 0" x 14' 1" (5.18m x 4.28m) Max

A spacious main bedrooms overlooking the front garden and street below.

Bathroom 6' 11" x 6' 4" (2.11m x 1.93m)

A white suite shower, W/C and wash basin.

Bedroom 2 10' 0" x 9' 2" (3.06m x 2.79m) max

Benefits from a pleasant outlook over the rear garden.

Externally

To the front of the property is an open lawned garden and drive way to the side. To the rear is a generous sized enclosed garden with both lawn and patio areas ideal for entertaining. The is also a gate to the rear of the garden affording access to the country lane.

Additional Information

Council tax band B. Awaiting EPC Rating. 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.

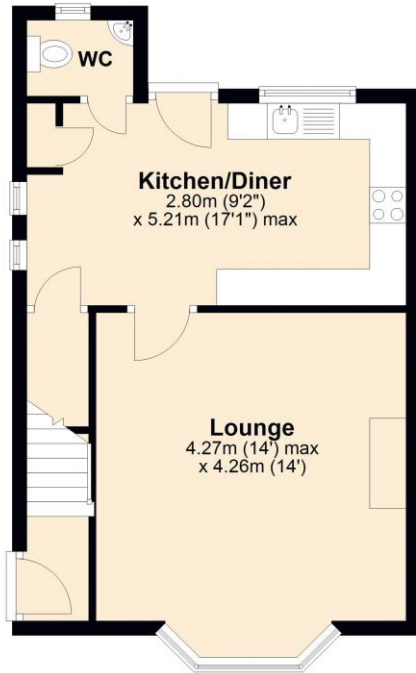




Floorplan

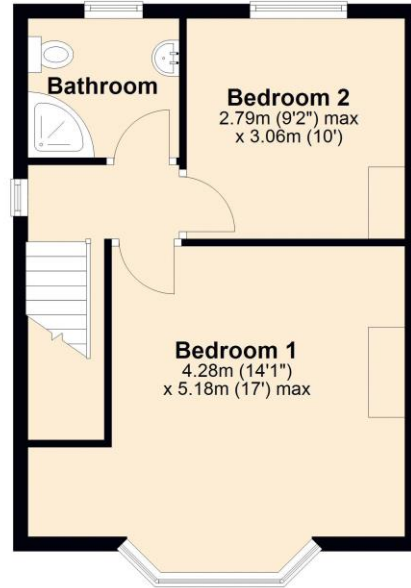
Ground Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



First Floor

Approx. 35.1 sq. metres (378.3 sq. feet)



Total area: approx. 74.2 sq. metres (799.1 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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