



Beweshill Crescent, Winlaton, Tyne And Wear, NE21 6BW

*****CHAIN FREE***** Three bedroom semi-detached house set in a quiet cul-de-sac with pleasant outlook. The property comprises of entrance hallway, lounge/dining room, kitchen and utility room to the ground floor. To the first floor are three bedrooms all with built in storage and a family bathroom W/C. Externally the property benefits from a driveway, garden and attached garage to the front, as well as a garden to the rear. Viewing highly recommended. Awaiting EPC rating.



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

Semi-Detached House

Three Bedrooms

Driveway, Garage & Gardens

Viewing Recommended

Awaiting EPC Rating

Offers Over £170,000

Lounge/Diner 25' 0" x 11' 2" (7.62m x 3.40m) max
Feature fireplace.

Kitchen 9' 0" x 10' 8" (2.75m x 3.24m)
Fitted with a range of wall and base units, integrated oven and hob.

Utility room 8' 2" x 8' 0" (2.50m x 2.45m)
Sink. Door to garage. Door to rear garden.

Bedroom 1 9' 11" x 11' 10" (3.02m x 3.61m) max
Fitted sliding door wardrobes. Pleasant outlook.

Bedroom 2 10' 8" x 9' 1" (3.24m x 2.77m)
Built in cupboard housing gas fired combi boiler.

Bedroom 3 8' 9" x 7' 8" (2.66m x 2.34m) max
Built in cupboard.

Family Bathroom 8' 6" x 5' 5" (2.60m x 1.65m)
Bath with shower over, wash basin, W/C.

Garage 16' 5" x 8' 6" (5.01m x 2.60m)
Electric roller door.

Externally

Driveway to front leading to attached garage. Further parking available on street. Low maintenance garden. Rear garden with patio, lawn and raised planted sections boasting a range of mature trees and shrubs.

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.

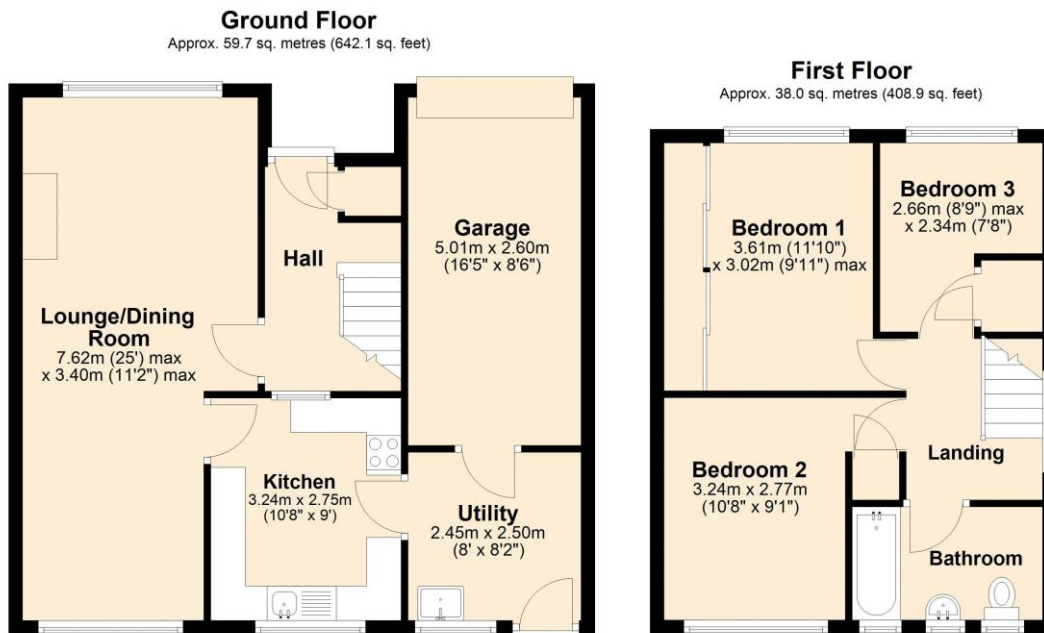
Important note to purchasers

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.





Floorplan



Total area: approx. 97.6 sq. metres (1050.9 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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