



May Avenue, Winlaton Mill, Tyne And Wear, NE21 6SF

*****UNIQUE PROPERTY!***** A wonderful house in the ever popular village of Winlaton Mill. The property comprises of entrance hallway, lounge with French doors to rear garden, extended kitchen/dining room, utility room and W/C to the ground floor. To the first floor are two bedrooms, both with their own en-suites. Externally, the property benefits from a block paved driveway to the front providing parking for multiple vehicles, while the fabulous rear garden backs onto woodland behind. The rear garden has a low maintenance paved patio, decked seating area and a large outbuilding for storage/workshop space. An internal viewing is essential to appreciate all this lovely home has to offer. EPC rating C.



*****UNIQUE PROPERTY*****

Wonderful Enclosed Garden

End Terrace House

Viewing Essential!

Two Bedrooms, Two En-suites

EPC Rating C

£175,000

Lounge 13' 3" x 13' 0" (4.03m x 3.97m)
Wood burner. French doors to rear garden.

Kitchen/Diner 16' 11" x 10' 9" (5.16m x 3.27m) Max
Fitted with a range of wall and base units for storage, integrated oven/hob and fridge/freezer. Built in seating area.

Ground floor W/C 3' 3" x 3' 3" (1.00m x 1.00m) Max
W/C and wash basin.

Bedroom 1 14' 7" x 10' 10" (4.44m x 3.31m) Max
Fitted wardrobes. Lovely views over rear garden and woodland.

En-suite 1 11' 0" x 6' 8" (3.35m x 2.03m) Max
Large spa bath, separate shower cubicle, W/C and wash basin.

Bedroom 2 9' 9" x 9' 0" (2.96m x 2.74m) Max

En-suite 2 6' 11" x 4' 1" (2.11m x 1.25m) Max
Shower cubicle, wash basin and W/C.

Externally

Paved driveway with space for multiple vehicles. Spacious rear garden with low maintenance patio, decked seating area and large outbuilding which could be used for storage, a workshop or a variety of other uses as required. Pleasant outlook backing onto woodland beyond.

Additional information

Council tax band: A 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.

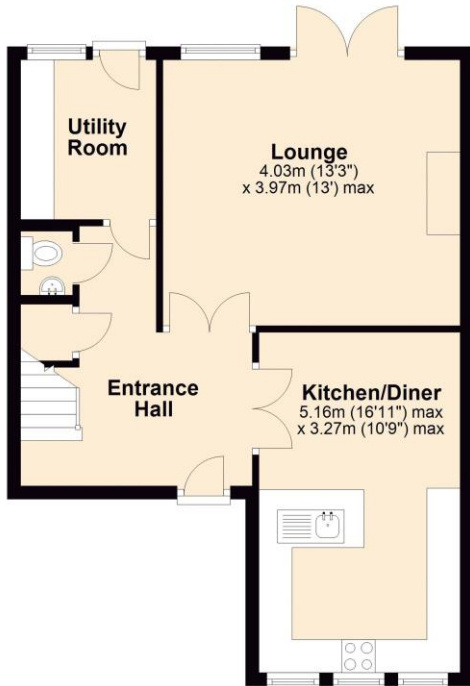




Floorplan

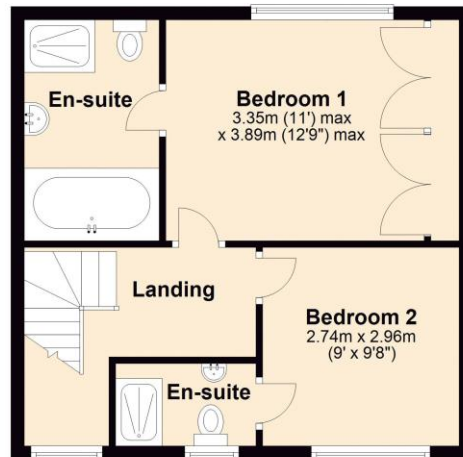
Ground Floor

Approx. 50.5 sq. metres (543.7 sq. feet)



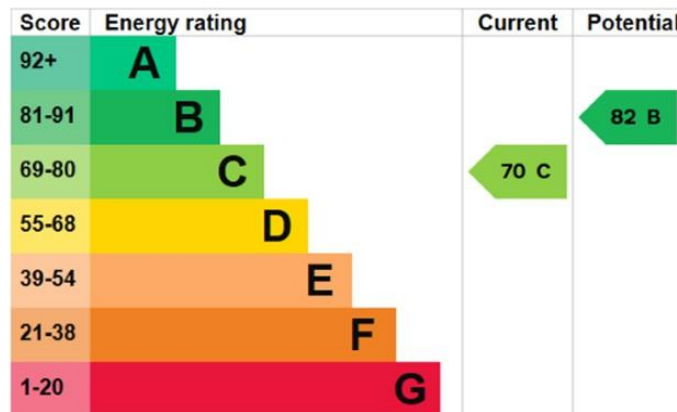
First Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



Total area: approx. 92.0 sq. metres (989.8 sq. feet)

EPC Graph (full EPC available on request)



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