



Mundle Avenue, Winlaton Mill, Tyne And Wear, NE21 6SG

*****CHAIN FREE***** This deceptively spacious extended semi detached home on the ever popular Mundle Avenue will appeal to a wide range of buyers looking to make Winlaton Mill home! To the ground floor there is a lounge with feature bay window, open dining and kitchen area, generously sized conservatory leading into the enclosed rear garden perfect for entertaining. To the first floor there are three good sized bedrooms and a sizeable white suite bathroom. Externally the property features an attached garage with integral access to the house, a smaller raised garden to the front for added curb appeal and a wonderful patio/lawn garden to the rear facing out onto local farmers field. This is a great property simply to not to be missed out on! Awaiting EPC.



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

Extended Semi Detached Home

Three Bedrooms

Lovely Gardens

Garage & Driveway

Awaiting EPC

£219,950

Lounge 13' 8" x 11' 7" (4.17m x 3.52m) Max

Lounge features a pleasant outlook onto the front garden area and neighbouring streets through the lovely bay window.

Dining Area 18' 11" x 9' 1" (5.77m x 2.77m)

Opening dining area ideal for family living with built in cupboard storage.

Conservatory 13' 3" x 11' 10" (4.04m x 3.60m)

The conservatory is an excellent bonus space to enjoy the enclosed rear garden whatever the weather!

Kitchen 9' 9" x 8' 8" (2.96m x 2.63m)

Features a range of wall and base units for storage along with space for white goods and integrated oven/hob- opening up into the dining area.

Bedroom 1 13' 9" x 11' 7" (4.20m x 3.52m) Max

A lovely feel master bedroom with pleasant outlook over Winlaton Mill Village. There is also an over stairs cupboard for extra storage.

Bedroom 2 14' 7" x 7' 9" (4.44m x 2.37m)

A good sized double bedroom with pleasant outlook over the village.

Bedroom 3 9' 10" x 9' 9" (2.99m x 2.97m) Max

Features built in wardrobe storage and looks out onto the rear garden.

Family Bathroom 15' 11" x 6' 6" (4.85m x 1.97m)

A spacious white suite bathroom featuring bath, separate shower, w/c and wash basin.

Garage 21' 7" x 7' 9" (6.58m x 2.36m)

The garage features power/lighting and currently utilised for storage and off street parking. Affords easy access via electric roller shutter and integral access to the house.

Externally

To the front of the property there is a driveway and lawned garden area. To the rear there is a wonderful enclosed garden ideal for entertaining which backs onto a local farmers field playing host to village favourite donkeys and Shetland ponies!

Additional Information

Council tax band B. Awaiting EPC rating. We understand this property is freehold. The heating system within the property is Logic Heat H18 which is heat only condensing regular gas boiler housed in the garage, and features a separate water cylinder located in the dining room cupboard. 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.

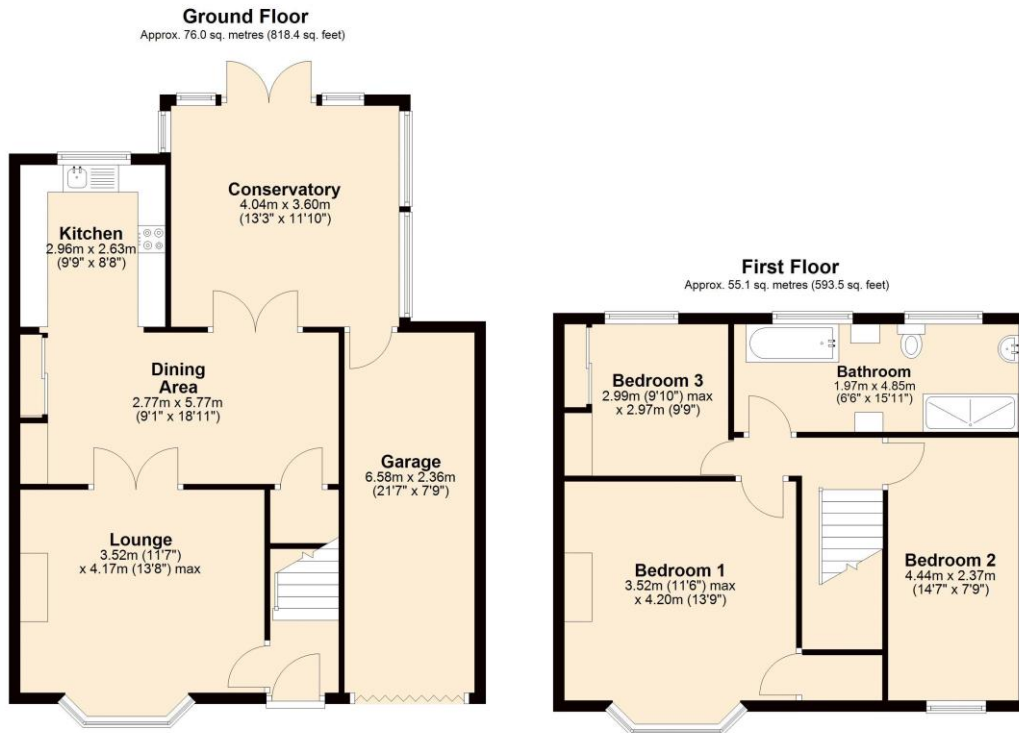
Important Note To Purchasers

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. 131.2 sq. metres (1411.9 sq. feet)

EPC Graph (full EPC available on request)



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