



## Clara Street, Winlaton, Tyne And Wear, NE21 5DL

**\*\*\*CHAIN FREE\*\*\*** Spacious two bedroom mid terrace house in the heart of Winlaton, within easy access to local shops, amenities and transport links. The property comprises of entrance hall, open lounge/dining room and kitchen to the ground floor. To the first floor there are two large double bedrooms and spacious bathroom W/C. Externally there is a yard to the rear with on street parking. Viewing essential to appreciate all the potential this property holds for a wide range of buyers! Awaiting EPC.



**\*\*\*CHAIN FREE\*\*\***

**Mid Terrace House**

**Two Double Bedrooms**

**Upstairs Bathroom**

**Close To Winlaton Village**

**Awaiting EPC**

**£100,000**

**Lounge** 13' 5" x 12' 5" (4.08m x 3.78m) Max  
Open lounge/dining area.

**Dining Area** 16' 10" x 14' 10" (5.13m x 4.51m) Max  
Looks out into the enclosed yard area.

**Kitchen** 15' 9" x 9' 2" (4.81m x 2.79m)  
Features a range of wall and base units with integrated oven/hob and space for white goods. Benefits from an under stairs cupboard for additional storage.

**Bedroom 1** 16' 9" x 13' 2" (5.11m x 4.01m) Max  
Features built in wardrobe storage.

**Bedroom 2** 14' 11" x 10' 6" (4.54m x 3.21m) Max  
Features two built in wardrobes for storage.

**Bathroom** 9' 11" x 9' 5" (3.03m x 2.87m)  
A spacious bathroom featuring a white suite bath, separate shower cubicle, W/C and wash basin.

### Externally

Small enclosed yard to the rear with on street parking available to the front.

### 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.

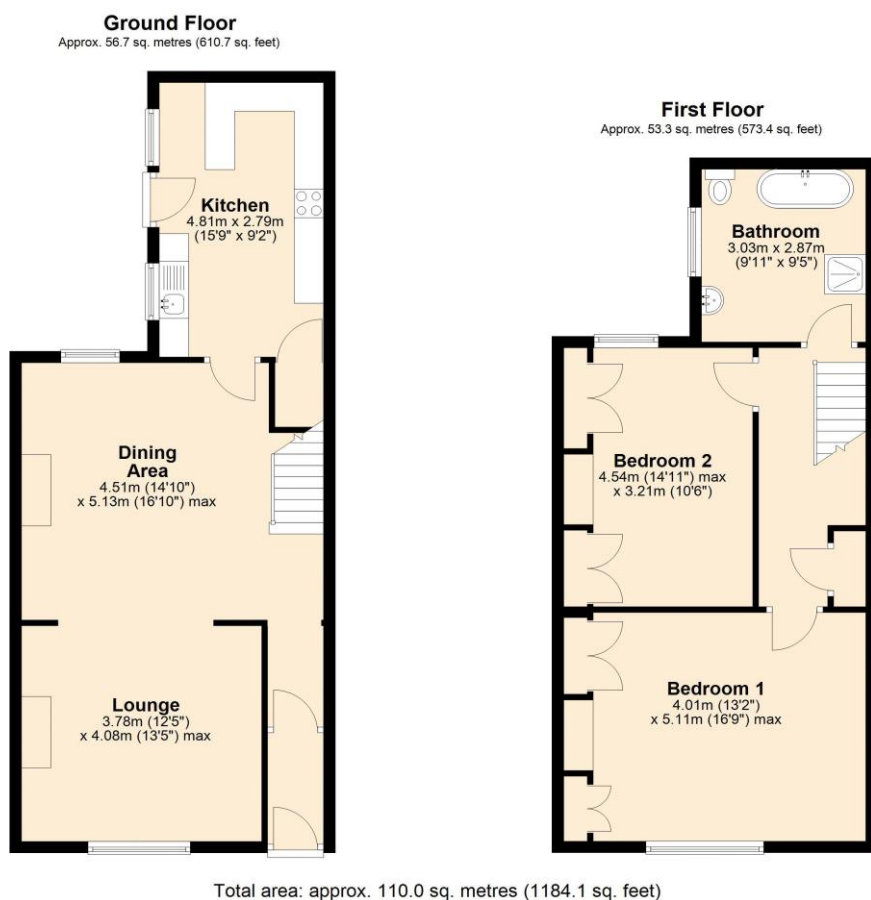




**EPC Graph (full EPC available on request)**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Floorplan



For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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