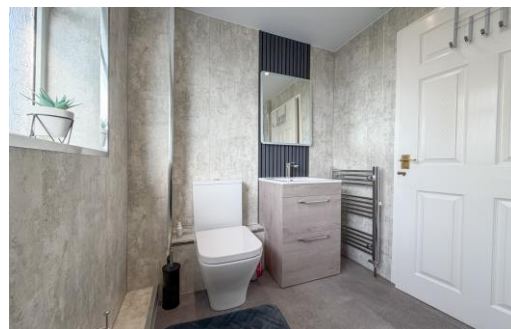




## Long Gair, Winlaton, Tyne And Wear, NE21 6QY

**\*\*\*CHAIN FREE\*\*\*VIEWING ESSENTIAL\*\*\*** Two bedroom upper floor flat only a short distance from Winlaton Village. The property comprises of lounge, kitchen, bathroom and two bedrooms. Externally there is a communal open lawn garden to the front and shared garden to the rear with outhouse storage and easy access to the on street parking. This property must be viewed to be appreciated. Awaiting EPC.



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

**Upper Floor Flat**

**Two Bedrooms**

**Updated Bathroom & Kitchen**

**Garden**

**Awaiting EPC**

**£95,000**

**Lounge 16' 5" x 12' 2" (5.01m x 3.72m)**

Features a pleasant outlook over the front green area.

**Kitchen 12' 6" x 9' 8" (3.81m x 2.95m)**

Features a range of wall and base units for storage, space for white goods and integrated oven/hob.

**Bathroom 7' 3" x 5' 7" (2.20m x 1.69m)**

The bathroom features a modern white suite walk in shower, W/C and wash basin.

**Bedroom 1 12' 8" x 10' 6" (3.87m x 3.19m) Max**

The main bedroom benefits from a built in cupboard storage.

**Bedroom 2 9' 0" x 8' 8" (2.75m x 2.64m)**

Features a pleasant outlook over the enclosed rear garden.

**Externally**

This lovely property features open lawned areas to the front and a shared enclosed garden space to the rear. (The side of the garden hosting the lawn space a white doored outhouse is associated with the flat). On street parking is available close by.

**Additional Information**

Council tax band A. Awaiting EPC Rating. We understand this property is leasehold. 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.

**Leasehold Information**

This is a leasehold property. The original lease term is 125 years from March 1989. There is 89 years remaining. The annual ground rent is £10.00. The approximate service charge is £418 per annum. This covers buildings insurance, building repairs, up keep of open grassed areas. The leaseholder is Gateshead Council Lease Department.

**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.

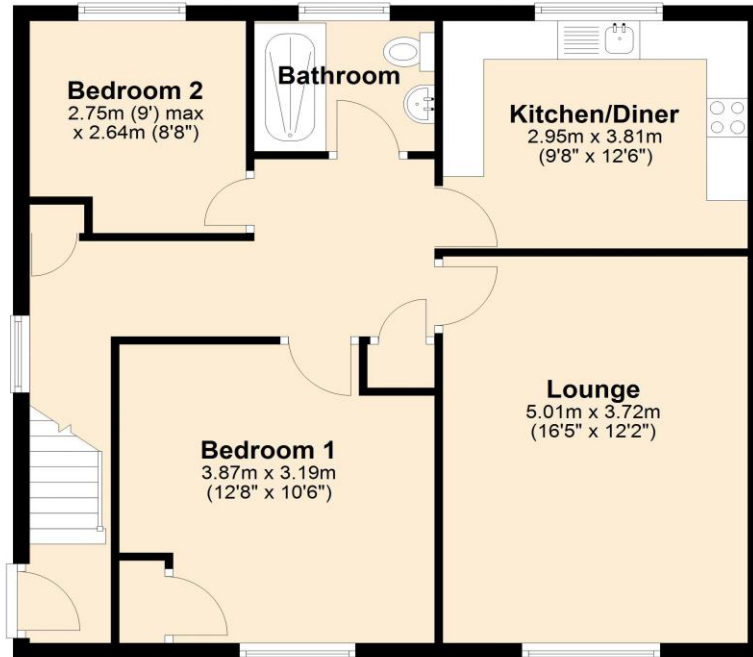




# Floorplan

## Ground Floor

Approx. 70.6 sq. metres (759.7 sq. feet)



Total area: approx. 70.6 sq. metres (759.7 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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