



## Milner Crescent, Winlaton, Tyne And Wear, NE21 6BN

**\*\*\*RARE TO MARKET\*\*\*** We are delighted to welcome to the market this extended two storey semi detached home on Hanover Estate, Winlaton! To the ground floor there is a spacious lounge with open staircase, kitchen/diner, sun room and basement store area! To the first floor there is a white suite bathroom and third bedroom looking over the garden. With the second floor hosting two double bedrooms with pleasant outlooks and built in storage. This property is simply not to be missed out on! EPC Rating C.



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

**Extended Semi Detached Home**

**Gardens**

**Basement Storage**

**Detached Garage**

**EPC Rating C**

**£199,950**

**Lounge 17' 2" x 12' 4" (5.22m x 3.75m) Max**

A spacious lounge with open stair case and cabinet storage looking into the front garden.

**Kitchen/Diner 16' 5" x 9' 4" (5.00m x 2.85m)**

An open plan kitchen/ dining area fitted with a range of wall and base units for storage and space for white goods with integrated oven/hob.

**Sun Room 9' 1" x 8' 11" (2.78m x 2.73m)**

The sun room features a pleasant outlook to the front garden area and can be utilised for a variety of uses.

**Basement 27' 0" x 7' 1" (8.24m x 2.16m)**

The basement area is used for storage and houses the combi boiler.

**Bedroom 1 12' 3" x 11' 0" (3.74m x 3.36m) Max**

The main bedroom benefits from a pleasant outlook over the front garden and surrounding farming scenery.

**Bedroom 2 12' 3" x 9' 11" (3.73m x 3.01m) Max**

The second bedroom features built in cupboard storage and built in wardrobes.

**Bathroom 10' 0" x 7' 0" (3.04m x 2.13m)**

Features a white suite shower and separate bath, w/c and wash basin.

**Bedroom 3 11' 3" x 7' 1" (3.42m x 2.16m) Max**

Features a pleasant outlook over the rear garden and built in storage.

**Garage 16' 9" x 12' 8" (5.10m x 3.87m) max**

A spacious garage currently utilised for storage and workshop. With driveway to the front. Accessed via side door and roller shutter. Benefiting from lighting and power.

**Externally**

This lovely property features main gardens to the front and rear with patio to the side. A detached garage and basement area for storage is also accessible from the side of the property.

**Additional Information**

EPC Rating C. 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.



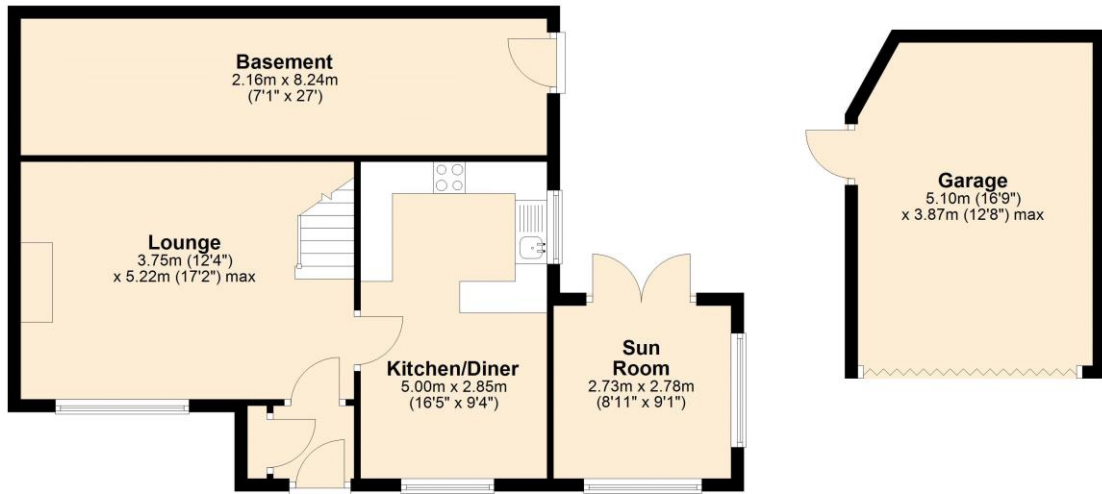




# Floorplan

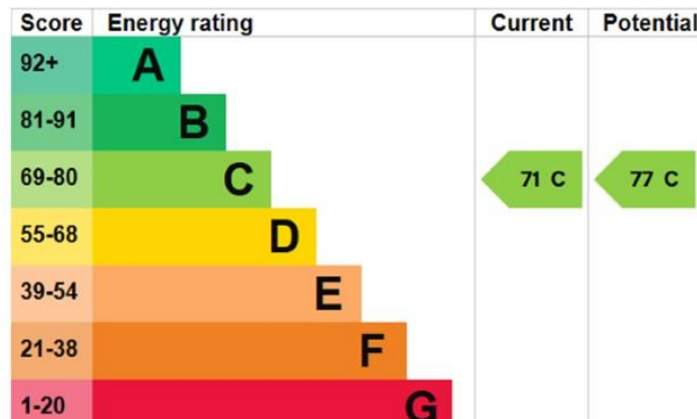
## Ground Floor

Approx. 81.3 sq. metres (874.8 sq. feet)



Total area: approx. 135.4 sq. metres (1457.4 sq. feet)

## EPC Graph (full EPC available on request)



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