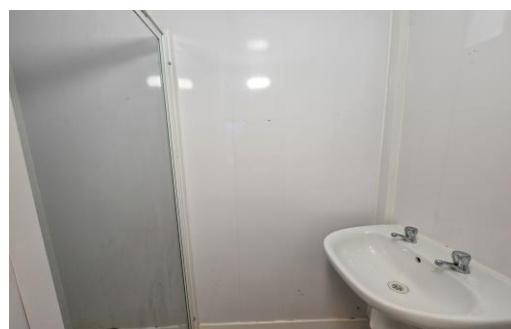




## Front Street, Winlaton, Tyne And Wear, NE21 6AB

**\*\*\*AVAILABLE NOW\*\*\*** This spacious five bedroom property occupies a central position in the village of Winlaton. The property comprises of entrance hallway, lounge, kitchen and shower room to the ground floor. To the first floor are five bedrooms and a bathroom W/C. Externally the property has a small yard to the rear with parking available on street. Available immediately on an unfurnished basis. EPC rating E.



**\*\*\*AVAILABLE NOW\*\*\***

**Five Bed Period Terrace**

**Unfurnished**

**Central Village Location**

**Holding Deposit £195**

**EPC Rating E**

**£850 per month**

**Lounge/Diner** 17' 7" x 14' 5" (5.35m x 4.40m) max

**Kitchen** 10' 0" x 9' 5" (3.04m x 2.86m)  
Fitted with a range of wall and base units, integrated oven/hob.  
Fridge, freezer and washing machine included.

**Shower room**  
Shower cubicle, wash basin.

**Bedroom 1** 18' 1" x 10' 11" (5.51m x 3.32m) max  
Built in cupboard.

**Bathroom** 10' 1" x 6' 5" (3.08m x 1.96m)  
Bath, wash basin, W/C.

**Bedroom 2** 12' 0" x 11' 1" (3.65m x 3.38m) max

**Bedroom 3** 11' 1" x 9' 6" (3.37m x 2.90m)

**Bedroom 4** 14' 6" x 8' 8" (4.42m x 2.65m) max

**Bedroom 5** 14' 1" x 5' 10" (4.28m x 1.77m)

**Externally**  
Small yard to rear. Parking available on street.

**Additional information**  
Council tax band A. Minimum tenancy length 6 months. Please note - this property is a period listed building therefore many of the windows are single glazed, ceilings are low and there are several sets of steps into some of the rooms. It is also above a takeaway and opposite a pub so any potential tenants should ensure this location is suitable for them before arranging a viewing.

**Holding deposit**  
This holding deposit secures the property for you while we conduct your reference checks and goes towards your first months rent prior to move in. It is not an additional fee.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 64 D      |
| 39-54 | E             | 50 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





# Floorplan



Total area: approx. 127.1 sq. metres (1368.6 sq. feet)

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

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