



Long Gair, Winlaton, Tyne And Wear, NE21 6RA

Lovely two bedroom ground floor flat, within easy access of Winlaton Village. The property comprises of entrance hall, lounge, kitchen, shower room W/C and two bedrooms. Externally there is a communal open lawn garden to the front and shared garden to the rear, with easy access to the on street parking. This property must be viewed to be appreciated! EPC rating C.



Ground Floor Flat

Two Bedrooms

Well Presented

Close to Winlaton Village

Garden Area

EPC Rating C

£89,950

Lounge 16' 1" x 12' 0" (4.89m x 3.65m) Max
 Feature fireplace. Pleasant outlook onto the green.

Kitchen 12' 0" x 9' 11" (3.65m x 3.03m) Max
 Fitted with a range of wall and base units for storage, space for white goods and benefits from integrated oven/hob.

Shower Room 7' 1" x 5' 7" (2.17m x 1.69m)
 Double walk in shower cubicle, wash basin, W/C.

Bedroom 1 12' 7" x 10' 0" (3.84m x 3.06m) Max
 Built in wardrobe.

Bedroom 2 8' 11" x 8' 10" (2.73m x 2.68m)

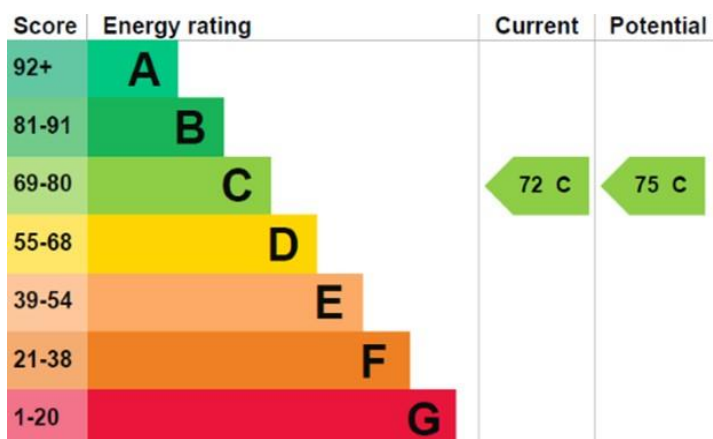
Externally
 Open lawn area to the front of the property, shared enclosed garden to the rear. On street parking is available close. Easy access to local shops, amenities and transport links.

Additional Information
 Council tax band: A 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
 Length of original lease: 125 years Original date: 1992 Years remaining: 92 Annual ground rent: £10 Ground rent review period: unknown Last ground rent review date: inknown Annual service charge: £421.60 Included in the service charge: Buildings insurance, communal garden maintenance.

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.

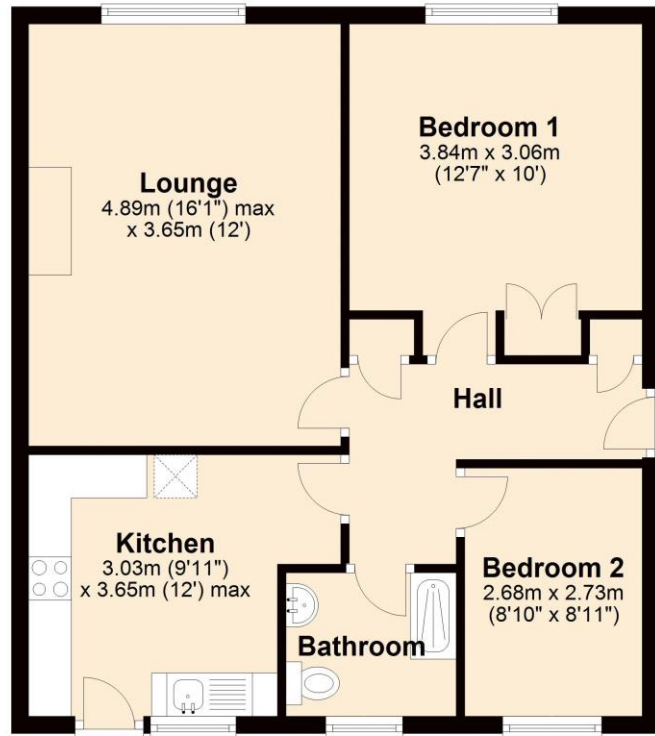
EPC Graph (full EPC available on request)



Floorplan

Ground Floor

Approx. 58.2 sq. metres (626.2 sq. feet)



Total area: approx. 58.2 sq. metres (626.2 sq. feet)

For more information please call **0191 414 1200** or email **info@livinglocalhomes.co.uk**

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