



Spa Well Close, Winlaton, Tyne And Wear, NE21 6LX

CHAIN FREENEWLY RENOVATED

BUNGALOW!*** Living Local is delighted to bring to the sale market this three bedroom semi detached bungalow on, the ever popular, Spa Well Close. In brief there is a spacious open plan lounge/diner living space, overlooking the front garden. Kitchen with integral access to the garage storage/ utility area, two double bedrooms, modern suite bathroom and smaller third single bedroom. Externally, the property benefits from a gated driveway, attached garage, front garden area and enclosed rear garden which is ideal for entertaining. This bungalow would make a wide range of buyers a lovely home, ready to move into and is simply not to be missed out on! EPC Rating C.

CHAIN FREE

Semi Detached Bungalow

Newly Renovated

Garage & Driveway

Enclosed Garden

EPC Rating C

£210,000

Lounge/Diner 22' 8" x 14' 2" (6.92m x 4.31m) Max

Open plan lounge/dining area with pleasant outlook to the front garden area.

Kitchen 12' 11" x 7' 8" (3.93m x 2.34m)

Kitchen/dining area fitted with a range of wall and base units for storage and space for white goods. The kitchen also affords access to the attached garage which has been sectioned into a storage and separate utility area with access to the side of the property leading to the garden.

Bedroom 1 12' 1" x 10' 0" (3.69m x 3.05m) Max**Bedroom 2 11' 11" x 8' 11" (3.64m x 2.71m)**

The second bedroom features a pleasant outlook to the enclosed rear garden.

Bedroom 3 9' 0" x 7' 2" (2.74m x 2.19m)

Previously used as a study area this versatile room boasts patio door access to the rear garden.

Bathroom 7' 5" x 6' 10" (2.27m x 2.08m)

Modern bathroom with walk in shower, w/c and wash basin.

Garage 17' 7" x 8' 3" (5.36m x 2.52m)

The garage is being currently used for storage and utility room. Benefits from light, power and plumbing with also additional shared access to the rear garden.

Externally

Externally this lovely bungalow features garage and driveway to the side with easy to maintain front and rear gardens. Close to local travel links and schools.

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.

Photo disclaimer

Please note, some of the images on this listing have been virtually staged to show where furniture could go in the property. This furniture is not present in the property itself, nor is it available as part of the sale.

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





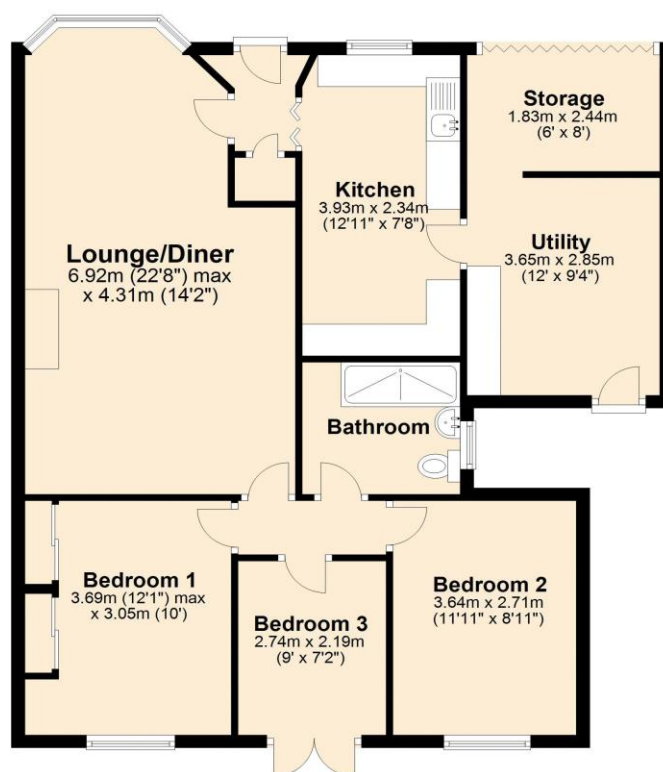
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

Ground Floor

Approx. 91.1 sq. metres (980.5 sq. feet)



Total area: approx. 91.1 sq. metres (980.5 sq. feet)

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

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