



## Garden Houses, Winlaton, Tyne And Wear, NE21 5DW

**\*\*\*CHAIN FREE\*\*\*** Quirky two bedroom semi-detached house located within easy access of local shops, amenities and transport links. The property comprises of entrance hall, lounge, kitchen/diner and shower room to the ground floor. To the first floor are two double bedrooms. Externally the property benefits from a small rear yard and garden area to the front. Parking available on street. Awaiting EPC rating.

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

**Semi-Detached House**

**Two Double Bedrooms**

**Garden**

**Viewing Highly Recommended**

**Awaiting EPC Rating**

**Offers Over £99,950**

**Lounge** 17' 8" x 13' 11" (5.38m x 4.23m) max

Feature wood burner (NOTE - this is not in working order and simply used as decoration).

**Kitchen/Diner** 14' 10" x 13' 3" (4.51m x 4.03m) max (L shaped room)

Fitted with a range of wall and base units, integrated oven, hob, fridge/freezer, washing machine, dryer and slimline dishwasher. Space for dining table and chairs (not included). Cupboard housing gas fired Baxi combi boiler.

**Shower Room** 6' 6" x 5' 9" (1.99m x 1.76m)

Shower cubicle, wash basin, W/C.

**Bedroom 1** 13' 11" x 9' 7" (4.25m x 2.92m) (excluding wardrobes)

Built in sliding door wardrobes, storage cupboard.

**Bedroom 2** 14' 2" x 7' 11" (4.32m x 2.42m) max (room not square)

**Externally**

Yard to rear with storage shed. Garden to front with hedge. Parking available on street to the side and rear.

**Additional information**

We understand this property has a CP12 (gas safety certificate) and EICR (electrical safety certificate) allowing it to be compliant for rental should someone be looking to purchase the property as a buy to let. Council tax band A. Awaiting EPC rating.

**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.



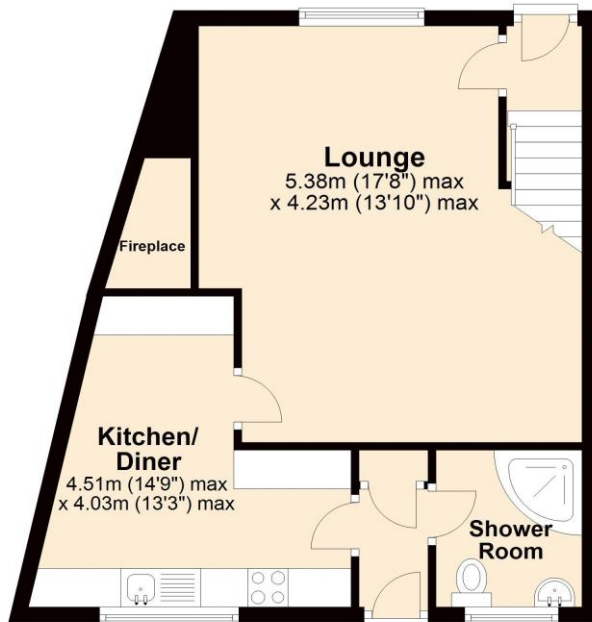


**EPC Graph (full EPC available on request)**

# Floorplan

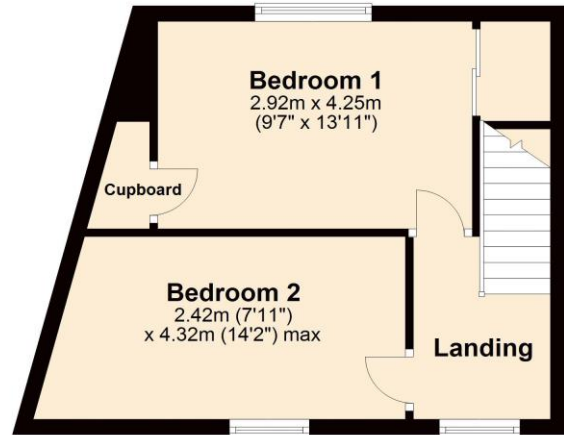
## Ground Floor

Approx. 45.1 sq. metres (485.2 sq. feet)



## First Floor

Approx. 31.5 sq. metres (339.5 sq. feet)



Total area: approx. 76.6 sq. metres (824.7 sq. feet)

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