



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

£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)

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

