



Commercial Street, Winlaton, Tyne And Wear, NE21 5QX

*****CHAIN FREE***** Lovely two bedroom stone built mid terrace house which would make an ideal first home or buy to let investment. The ground floor features a lounge, utility space, downstairs W/C and open plan kitchen/diner. The first floor benefits from two bedrooms and a spacious bathroom W/C. Externally there is a small yard space to the rear, with street parking to the front and back. Located a short distance from local shops, amenities and transport links in the heart of Winlaton Village, this property simply must be viewed to be appreciated! EPC Rating D.



*****CHAIN FREE*****

Stone Mid Terrace

Ideal Starter Home or Investment

Two Bedrooms

Close To Village Amenities

EPC Rating D

£85,000

Lounge 15' 4" x 14' 10" (4.68m x 4.53m) Max
Spacious lounge with pleasant outlook onto the village.

Kitchen/Diner 15' 0" x 7' 9" (4.56m x 2.36m) Max
Features a range of wall and base units for storage along with space for white goods.

Utility 9' 10" x 3' 3" (3.00m x 0.98m)
Bonus utility space with plumbing and power for white goods storage.

W/C 5' 1" x 3' 3" (1.54m x 0.98m)
Features a white suite W/C and Wash Basin.

Bedroom 1 12' 0" x 8' 6" (3.67m x 2.59m) Max
Features over the stairs cupboard storage area.

Bedroom 2 9' 6" x 6' 3" (2.89m x 1.90m) Max

Bathroom 8' 0" x 7' 5" (2.44m x 2.25m) Max
Features a white suite W/C, Wash basin, Bath with overhead shower and cupboard storage (which also houses the combi boiler).

Externally

There is on street parking to the front and rear of the property with a small yard and outhouse storage.

Additional Information

EPC rating D. Council tax band: A 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.

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.





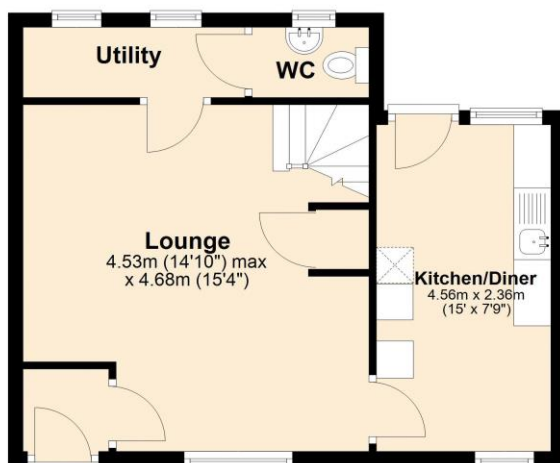
EPC Graph (full EPC available on request)



Floorplan

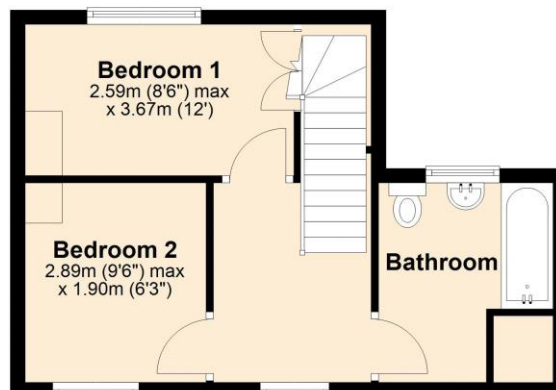
Ground Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.0 sq. feet)



Total area: approx. 67.9 sq. metres (731.1 sq. feet)

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

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