



2



1



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- 2 Bedroom Semi Detached House
- Driveway & Garage
- Gas Central Heating
- EPC D

- Corner Plot
- Utility Area
- Sealed Unit Double Glazed Windows

- No Upper Chain Involved
- Popular Residential Area
- Council Tax Band B

2 Bedroom Semi Detached House situated on a corner plot with no upper chain involved, benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with laminate flooring and a storage cupboard. Lounge with dual aspect windows to the front and side, feature fireplace with a living flame effect gas fire, wall lights, coving to the ceiling and stairs to the first floor. Kitchen with wall and base units, roll top work surfaces, one and a half stainless steel sink and drainer unit, tiled splash back, integrated electric oven and gas hob with an extractor over, laminate flooring. Separate Utility Area with base units, work top surfaces, plumbing for washing machine, laminate flooring, door to garage and rear garden. To the first floor the landing leads to the Bathroom which has a panelled bath with a mains shower over and a shower screen, vanity unit with a wash hand basin, low level w/c, heated towel rail, tiled walls, ceiling panels with inset spotlights and a loft hatch. Bedroom 1 has dual aspect windows to the front and side and sliding door mirrored wardrobes. Bedroom 2 is to the front aspect and has a storage cupboard housing the Combi boiler.

Externally there is a lawned garden to the front and side, there is also a block paved driveway leading to a single garage via an electric roller door. To the rear there is a low maintenance garden with lawn and paved area.

Winlaton is conveniently situated with good access to local amenities in Blaydon, Rowlands Gill and other surrounding areas as well as good road and public transport links into Newcastle and to the MetroCentre. There are lovely walks along by the River Derwent.





Energy Performance: Current D Potential C

Council Tax Band: B

Distance to Village Centre: 0.4 miles

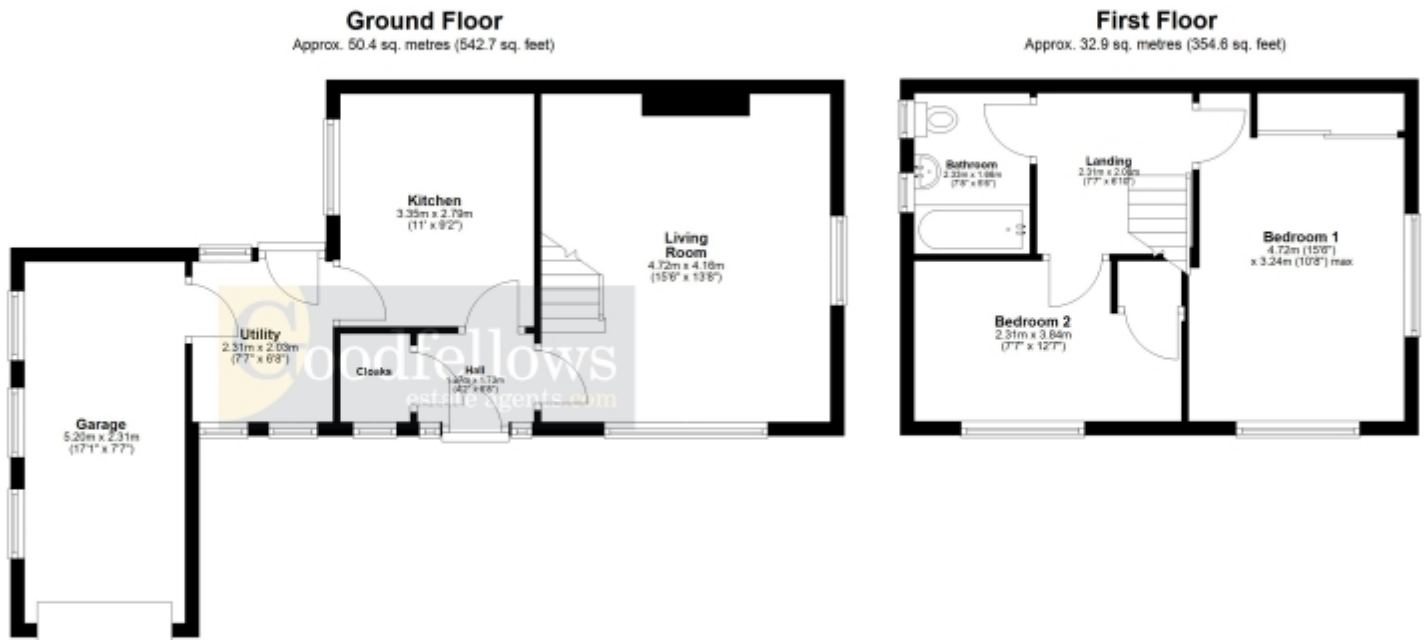
Distance to St Josephs Primary: 0.8 miles

Distance to Blayton Train Station 1.4 miles

**2024  
WINNERS**

**ESTAS**

*Verified reviews from our clients*



Total area: approx. 83.4 sq. metres (897.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.