



## Sandhill Mews

### Winlaton

- End Terrace House
- Three Bedrooms
- Ground Floor WC
- En Suite to Master Bedroom
- Rear Garden & Parking Bay

**£ 189,995**



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# 5 Sandhill Mews

## Winlaton, NE21 5SF

THIS END OF TERRACE HOUSE IS AVAILABLE FOR SALE IN WINLATON, BLAYDON-ON-TYNE. THE PROPERTY IS PRESENTED IN GOOD CONDITION AND OFFERS THREE BEDROOMS. THE FIRST BEDROOM IS A DOUBLE WITH AN EN-SUITE, PROVIDING A PRIVATE SPACE. THE SECOND BEDROOM IS ALSO A DOUBLE, WHILE THE THIRD BEDROOM IS A SINGLE.

DOWNSTAIRS, THE PROPERTY FEATURES ONE RECEPTION ROOM, WHICH HAS BEEN EXTENDED AND INCLUDES ACCESS TO THE REAR ENCLOSED GARDEN, IDEAL FOR VARIOUS OUTDOOR ACTIVITIES. THE KITCHEN IS WELL APPPOINTED, AND THERE IS A CONVENIENT DOWNSTAIRS WC. THE PROPERTY BENEFITS FROM ONE BATHROOM EQUIPPED WITH A HEATED TOWEL RAIL. ALLOCATED PARKING IS PROVIDED.

WINLATON AND BLAYDON-ON-TYNE ARE WELL CONNECTED FOR LOCAL AMENITIES. THE AREA OFFERS VARIOUS SHOPS, SUPERMARKETS, AND CAFES ALONG THE HIGH STREET FOR EVERYDAY NEEDS. FAMILIES WILL FIND SEVERAL PRIMARY AND SECONDARY SCHOOLS NEARBY, AS WELL AS ACCESS TO LOCAL PARKS SUCH AS SHIBDON POND NATURE RESERVE AND CHASE PARK, WHICH ARE SUITABLE FOR OUTDOOR RECREATION.

PUBLIC TRANSPORT OPTIONS INCLUDE BLAYDON RAILWAY STATION, LOCATED APPROXIMATELY 1 MILE AWAY, WITH REGULAR SERVICES TO NEWCASTLE CITY CENTRE, TYPICALLY UNDER 15 MINUTES. BUS ROUTES FREQUENTLY RUN THROUGH THE AREA, PROVIDING CONNECTION TO SURROUNDING NEIGHBOURHOODS AND FURTHER DESTINATIONS. FOR THOSE TRAVELLING BY CAR, THE A1 IS NEARBY, OFFERING ACCESS TO NEWCASTLE, GATESHEAD, AND THE WIDER REGION.

THIS PROPERTY WOULD BE SUITABLE FOR FIRST-TIME BUYERS OR FAMILIES SEEKING A HOME WITHIN REACH OF LOCAL AMENITIES AND TRANSPORT LINKS. VIEWINGS CAN BE ARRANGED UPON REQUEST.

Entrance:  
Wooden door to the front, radiator and door to;

Hallway:  
Storage cupboard and radiator.

WC:  
Low level wc, wash hand basin and radiator.

Kitchen: 10'2" 3.10m x 9'7" 2.92m  
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, tiled splash backs, gas hob, electric oven, integrated dishwasher and washing machine, tiled floor and radiator.

Lounge: 24'2" 7.37m x 16'10" 5.13m  
Extended. UPVC French doors, UPVC windows, solid wood flooring, vertical radiator and radiator.

First Floor Landing:  
Storage.

Bedroom One: 11'4" 3.45m x 10'2" 3.10m  
UPVC window, storage and radiator.

En Suite:  
Shower, low level wc, wash hand basin, fully tiled and heated towel rail.

Bedroom Two: 10'2" 3.10m x 8'10" 2.69m  
UPVC window and radiator.

Bedroom Three: 8'0" 2.44m x 6'4" 1.93m  
UPVC window and radiator.

Bathroom:  
UPVC window, bath, low level wc, wash hand basin, part tiled and radiator.

Externally:  
There is a rear garden and allocated parking.

Agents Note: Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS  
Water: MAINS  
Sewerage: MAINS  
Heating: MAINS  
Broadband: UNKNOWN  
Mobile Signal Coverage Blackspot: NO  
Parking: ALLOCATED PARKING

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.  
Length of Lease: 999 years from 1 January 2004  
Service Charge: Approximately £60 per month over 10 months.

COUNCIL TAX BAND: B

EPC RATING: C

RY00007329.VS.EW.09.12.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

