



7 Garth Crescent, Winlton, NE21 6DG

- Semi detached house
- South facing gardens
- Loft/storage room
- Two double bedrooms
- G/c/h + d/glazing
- No upward chain
- Sun room
- Cul de sac position
- Viewing essential

£92,500

Accommodation Comprises:

****SOUTH WESTERLY FACING GARDENS - CUL DE SAC POSITION**** A rare opportunity to purchase this extended two bedroom semi detached home situated in this popular street in Winlaton. The property features two double bedrooms, generous gardens, conservatory, and a loft/storage room. The property comprises:- entrance porch, inner hallway, lounge/diner, fitted kitchen, conservatory, stairs to first floor landing two double bedrooms, and a bathroom/wc. Externally there are gardens to the front, side and rear. Available now with no upward chain, viewing is essential!!!

SUMMARY

****SOUTH WESTERLY FACING GARDENS - CUL DE SAC POSITION**** A rare opportunity to purchase this extended two bedroom semi detached home situated in this popular street in Winlaton. The property features two double bedrooms, generous gardens, conservatory, and a loft/storage room. The property comprises:- entrance porch, inner hallway, lounge/diner, fitted kitchen, conservatory, stairs to first floor landing two double bedrooms, and a bathroom/wc. Externally there are gardens to the front, side and rear. Available now with no upward chain, viewing is essential!!!

ENTRANCE PORCH

Double glazed windows to front, double glazed door to side, tiled flooring

INNER HALLWAY

Stairs to first floor landing

LOUNGE/DINER

18' 10" x 11' 7" (5.74m x 3.53m)

Double glazed window to rear and front aspects, two double radiators, gas fire with feature surround, built in cupboard, door to:



ADDITIONAL PHOTOGRAPH



FITTED KITCHEN

10' 4" x 7' 8" (3.15m x 2.34m)

Fitted with a matching range of base and wall units with worktop space over, one and a half bowl stainless steel sink and drainer unit with mixer tap, built in electric oven, electric hob, extractor hood over, plumbing for washing machine, built in pantry cupboard, double glazed door to side, double glazed window to rear



CONSERVATORY

13' 8" x 7' 3" (4.17m x 2.21m)

Double glazed windows to front, side and rear, double glazed doors to front and rear



1ST FLOOR LANDING

Double glazed window to side

LOFT/STORAGE ROOM

Ladder access to boarded loft space with power and lighting



BATHROOM/WC

6' 1" x 5' 7" (1.85m x 1.7m)

Fitted with three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear aspect, radiator, tiled flooring.



DOUBLE BEDROOM

10' 9" x 9' 7" (3.28m x 2.92m)

Double glazed window to rear aspect, radiator, built in cupboard



MASTER BEDROOM

14' 9" x 9' 2" (4.5m x 2.79m)

Two double glazed window to rear aspect, radiator, door to storage cupboard.



ADDITIONAL PHOTOGRAPH



EXTERNALLY

There are generous gardens to three sides (rear south westerly facing) mainly laid to lawn with two outhouses



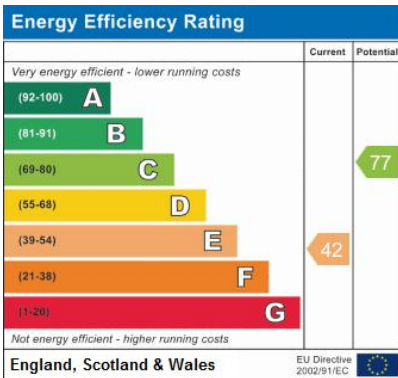
REAR OF PROPERTY



Ground Floor



First Floor



VIEWING Strictly by appointment with the agents. *The comments made by the vendor and estate agent are not factual in any way.

TENURE The agent has not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor as to whether the property is leasehold or freehold. **ALL MEASUREMENTS** quoted are approximate. **THE FIXTURES, FITTINGS & APPLIANCES** have not been tested and therefore no guarantee can be given that they are in working order. **INTERNAL PHOTOGRAPHS** are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

COUNCIL TAX & BUSINESS RATES, ETC You are advised to contact the local authority for details. **ORDNANCE SURVEY MAPS** Crown copy right 2001.

All rights reserved. Based on Ordnance Survey data. (not to scale).

DRAWINGS/SKETCHES/PLANS/ETC This representation is provided for general guidance and is not to scale.

GENERAL DISCLAIMER Every care has been taken with the preparation of these Sales Particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.

