



Coniston Crescent, Winlaton, Tyne And Wear, NE21 6PY

This well presented two bedroom semi detached property offers an excellent opportunity for first time buyers! The home opens into a welcoming entrance hallway, leading through to a spacious lounge/diner featuring a charming, wood burning stove, perfect for creating a cosy atmosphere. The ground floor also includes a well appointed kitchen and additional storage rooms, providing practical and versatile space. Upstairs, the property boasts two generously sized bedrooms and a family bathroom, all thoughtfully arranged to maximise comfort and functionality. Externally, the property benefits from a low-maintenance front garden, while the rear offers a pleasant lawned garden, ideal for relaxing or entertaining, along with a gated driveway providing convenient off road parking. Early viewing is highly recommended to fully appreciate what this lovely home has to offer. Awaiting EPC.

Semi Detached Home

Gated Driveway

Two Bedrooms

Close To Village Amenities

Lovely Outlook

Awaiting EPC

Offers Over £110,000

Lounge/Diner 18' 11" x 9' 9" (5.76m x 2.96m) Max

An open plan lounge/diner living space with pleasant outlooks to both front and back with feature log burning stove.

Kitchen 11' 3" x 7' 8" (3.42m x 2.33m) Max

Fitted with range of wall and base units for storage and space for white goods.

Bedroom 1 13' 11" x 8' 3" (4.23m x 2.51m) Max

Features a pleasant outlook to the front playing green with built in cupboard space for storage.

Bedroom 2 11' 6" x 10' 6" (3.50m x 3.21m) Max

Features a pleasant outlook to the rear garden with built in cupboard space for storage.

Bathroom 6' 5" x 6' 1" (1.96m x 1.85m) Max

Features a white suite W/C, Wash Basin and Shower.

Externally

There is an easy to maintain paved area to the front of the garden and spacious paved, lawn and gated driveway to rear ideal for entertaining. The property is within a short walking distance from local bus stops.

Additional Information

Council tax band A. Awaiting EPC Rating. We have been advised this property is being sold at 100% ownership via vendor and Karbon Homes and this will be on a freehold basis once the sale completes.. 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.

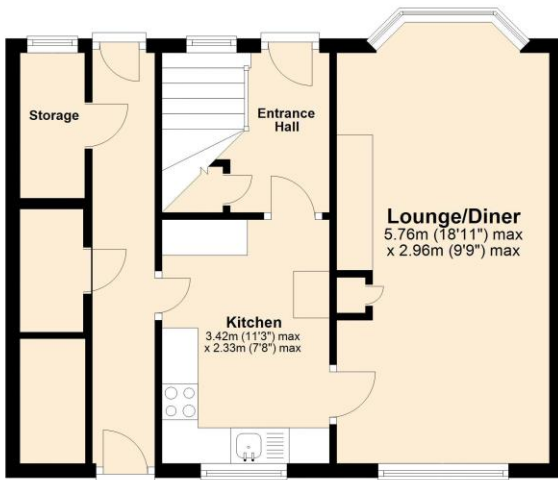




Floorplan

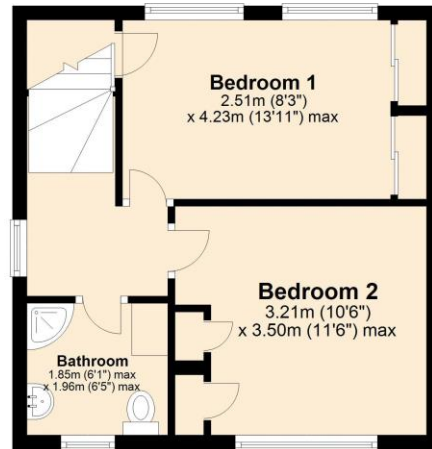
Ground Floor

Approx. 43.5 sq. metres (468.5 sq. feet)



First Floor

Approx. 32.4 sq. metres (348.3 sq. feet)



Total area: approx. 75.9 sq. metres (816.8 sq. feet)

EPC Graph (full EPC available on request)

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

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