



## Holly Avenue, Winlaton Mill, Tyne And Wear, NE21 6SJ

\*\*\*CHAIN FREE\*\*\* A deceptively spacious extended two bed mid terrace on Holly Avenue, Winlaton Mill! To the ground floor a lovely open plan galley kitchen and dining area with built in cupboard storage. Good sized lounge with pleasant outlook into the rear garden. To the first floor there are two good sized bedrooms and a generous sized white suite bathroom. Close to the amenities Winlaton Mill has to offer, with its parking at the front to the property and enclosed landscaped garden to the rear this home will be ideal for a wide range of buyers and is simply not to be missed out on! Awaiting EPC.

**\*\*\*CHAIN FREE\*\*\***

**Extended Mid Terrace**

**Two Bedroom**

**Garden**

**Parking**

**Awaiting EPC**

**£109,950**

**Kitchen/Diner** 17' 5" x 14' 11" (5.32m x 4.54m) **Max**

Open plan galley style kitchen with dining area with pleasant outlook to the front of the property.

**Lounge** 16' 5" x 11' 0" (5.01m x 3.36m) **Max**

Lounge with pleasant outlook to the rear garden.

**Bedroom 1** 14' 8" x 11' 5" (4.48m x 3.48m) **Max**

Spacious main bedroom with raised storage area and outlook to the surrounding rear gardens.

**Bathroom** 9' 0" x 6' 8" (2.75m x 2.02m)

Features a white suite bath, with separate shower, wash basin and W/C.

**Bedroom 2** 11' 3" x 9' 0" (3.42m x 2.74m)

The second bedroom is currently being utilised by the owner as an art studio.

**Externally**

To the rear there is an enclosed garden with patio, lawn and summer seating area. To the front there is an open patio area which can be utilised as both seating area and off street parking. On street parking is also available.

**Additional Information**

Council tax band: A Awaiting EPC. 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 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. 39.8 sq. metres (428.6 sq. feet)



### First Floor

Approx. 35.3 sq. metres (379.9 sq. feet)



Total area: approx. 75.1 sq. metres (808.5 sq. feet)

For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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