



Half Fields Road, Winlaton, Tyne And Wear, NE21 5RR

A beautifully maintained and deceptively spacious three bedroom semi detached family home, ideally positioned close to local amenities, shops and transport links. The property offers a welcoming entrance hall, bright open plan lounge and dining area leading to a lovely conservatory, separate kitchen, three well proportioned bedrooms and a modern family bathroom. Outside, there is a generous rear garden, multi vehicle driveway, useful side outhouse/storage and additional on street parking. Lovingly cared for by the current owner, this fantastic family home is one not to be missed! viewing is highly recommended! EPC awaited.



*****Semi Detached Home*****

Multi Car Driveway

Three Bedrooms

Generously Sized Garden

Conservatory

Awaiting EPC

£165,000

Lounge 12' 8" x 12' 7" (3.85m x 3.84m) Max

Open plan lounge and dining area with access to patio/conservatory area.

Dining Area 9' 9" x 9' 1" (2.97m x 2.76m) Max

Open plan dining area.

Conservatory 14' 7" x 7' 7" (4.44m x 2.32m)

A lovely open space looking into the garden, currently utilised as a patio!

Kitchen 9' 9" x 9' 6" (2.96m x 2.89m)

Fitted with a range of wall and base units for storage and space for white goods. The kitchen also affords access to the attached storage and garden area.

Bedroom 1 12' 5" x 10' 8" (3.78m x 3.26m) Max**Bedroom 2 11' 1" x 10' 0" (3.37m x 3.05m) Max****Bathroom 7' 6" x 5' 7" (2.28m x 1.69m)**

This lovely modern white suite bathroom features a W/C, Wash Basin, Bath and over head shower.

Bedroom 3 8' 9" x 8' 2" (2.67m x 2.50m) Max**Externally**

To the front of the property is a multi vehicle driveway with on street parking also available. To the rear is a spacious private rear garden ideal for entertaining and relaxing!

Additional Information

Council tax band A. Awaiting EPC. We understand this property is freehold. We understand the 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.

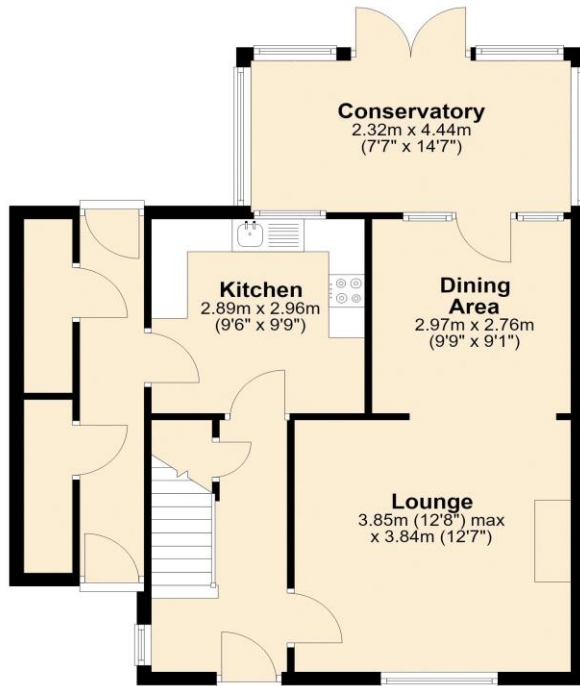




Floorplan

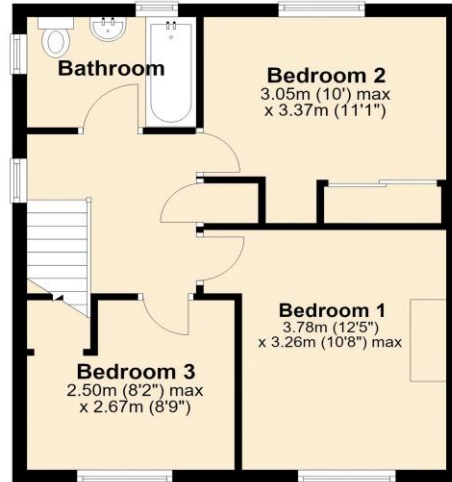
Ground Floor

Approx. 60.4 sq. metres (649.8 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Total area: approx. 100.6 sq. metres (1082.3 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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