RIVER VIEW

BLAYDON





CHAIN FREE Two bedroom semi-detached bungalow close to the heart of Winlaton Village! The property comprises of entrance porch, lounge, kitchen/diner, two bedrooms and a bathroom. Externally there is a detached garage and driveway with lovely mature front and rear gardens. Ideal for someone with green fingers! Call 0191 414 1200 to arrange your viewing. EPC rating D.







- ***CHAIN FREE***
- Two Bedrooms
- Village Location
- Semi-Detached Bungalow
- Driveway, Garage & Gardens
- EPC Rating D











Lounge
11'8" x 11'7"
Lounge benefits from pleasant outlook to the front garden area.

Kitchen/Diner
Fitted with a range of wall and base units for storage, integrated oven/hob and access to the rear garden.

Bedroom 1
10'9" x 8'1"

Bedroom 2
10'6" x 11'3" max

Bathroom
6'4" x 6'3"
Bath with overhead shower, wash basin, W/C and storage cupboard.

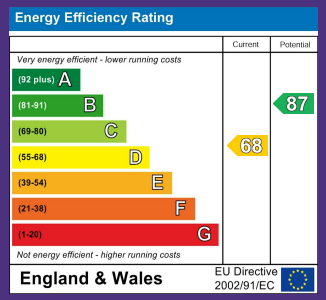
Garage
17'9" x 9'2"
Access to the garage via front up and over door along with side door with a gated driveway to the front.

Externally
Driveway leading to garage. Further parking available on street. Large front garden with mature trees, shrubs and lawn. Gravel garden to side. Rear garden with lawn and patio areas ideal for entertaining.

Additional information
EPC Rating D. Council tax band A. 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 of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

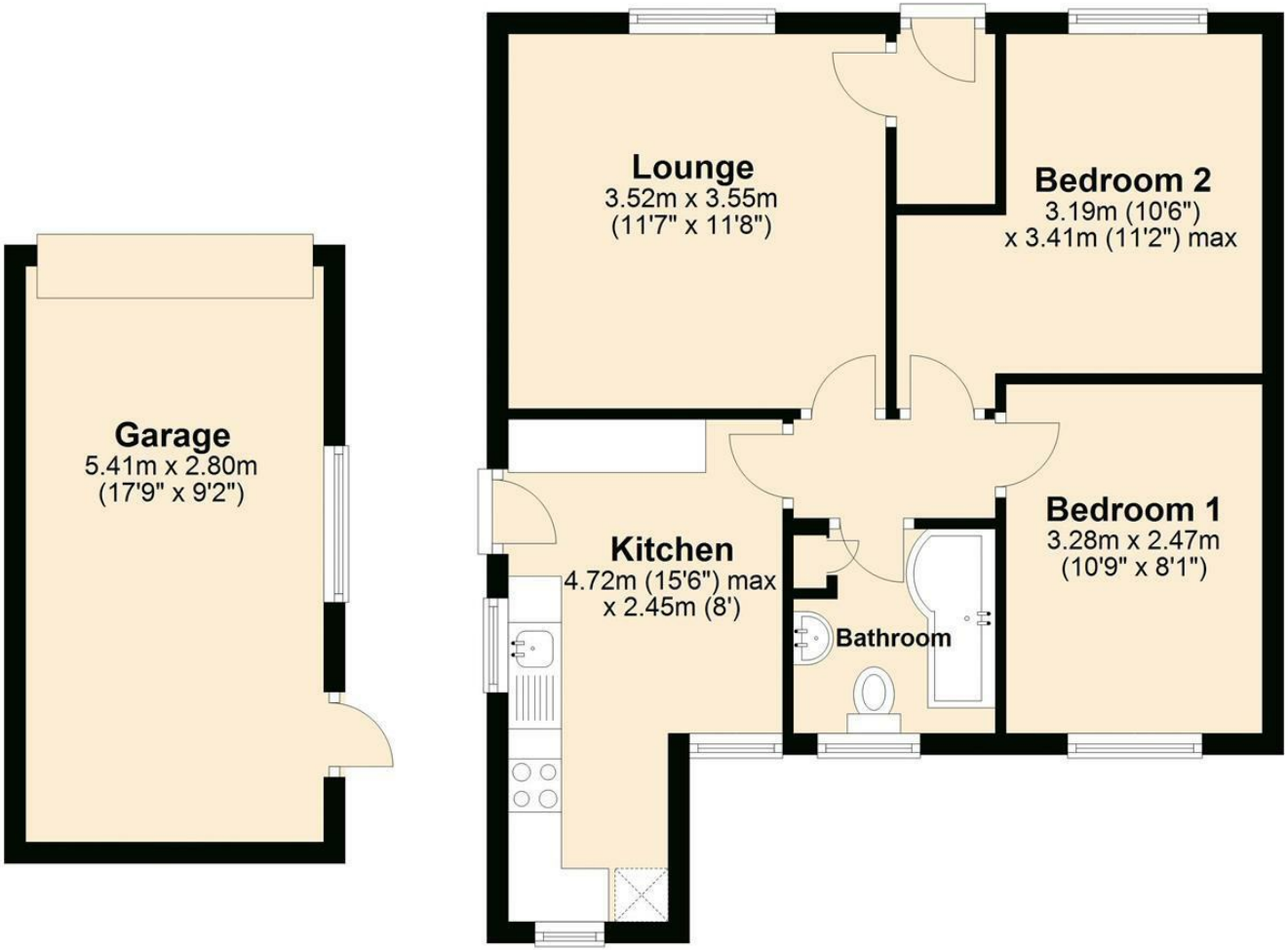
Important Note To Purchasers
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

ASKING PRICE £119,950



Ground Floor

Approx. 64.6 sq. metres (695.4 sq. feet)



Total area: approx. 64.6 sq. metres (695.4 sq. feet)

Disclaimer

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



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