



Ash Street, Winlaton, Tyne And Wear, NE21 5HS

*****CHAIN FREE***** A deceptively spacious two bedroom, stone built terraced home situated on the popular Ash Street in Blaydon. The property briefly comprises an entrance hall, a bright and welcoming lounge, and a generously sized kitchen/dining room to the ground floor. To the first floor are two well proportioned bedrooms and a white suite bathroom. Externally, the property benefits from a rear yard and an attractive courtyard garden to the front, with on-street parking available. This charming home offers excellent potential and must be viewed to fully appreciate the space and home on offer. Awaiting EPC.



*****CHAIN FREE*****

Project Property!

End Terrace

Two Bedrooms

Outdoor Space

Awaiting EPC

Offers Over £90,000

Lounge 11' 11" x 11' 6" (3.63m x 3.50m)

Spacious lounge with pleasant outlook to the front garden.

Kitchen/Diner 16' 9" x 11' 11" (5.11m x 3.62m)

Open kitchen diner with two built in cupboard spaces for storage and access to the enclosed rear yard.

Bedroom 1 16' 4" x 10' 6" (4.99m x 3.19m) Max

Features a built in wardrobe storage.

Bedroom 2 11' 9" x 9' 1" (3.58m x 2.76m) Max

Features a pleasant outlook to the rear street view and yard space below.

Bathroom 8' 8" x 7' 0" (2.65m x 2.13m)

Features a white suite bath with over head shower, w/c and wash basin. With built in cupboard ideal for linen storage and housing the boiler.

Externally

There are easy to maintain gravel and patio garden to the front and enclosed spacious yard to the rear ideal for entertaining. On street parking is also available to both sides of the property.

Additional Information

Council tax band A. Awaiting EPC Rating. We have been advised 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.



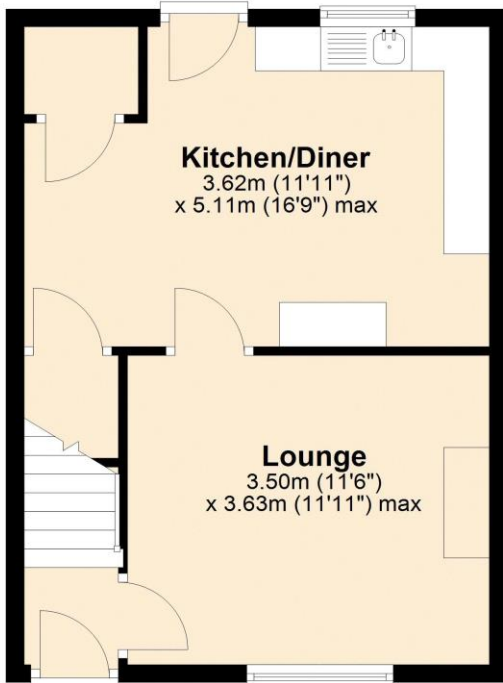


EPC Graph (full EPC available on request)

Floorplan

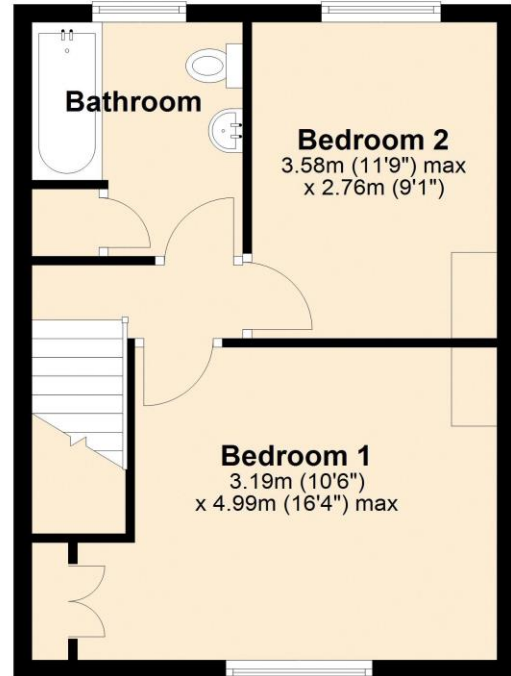
Ground Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



Total area: approx. 73.4 sq. metres (789.9 sq. feet)

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