



Commercial Street, Winlaton, Tyne And Wear, NE21 5QX

*****CHAIN FREE***** This lovely two bedroom, stone built mid terrace will make a lovely home for a wide range of buyers. The ground floor features a lounge, utility space, and a modern, open plan kitchen/diner. The first floor benefits from two bedrooms and a spacious bathroom W/C. Externally, there is a well maintained yard to the rear, with street parking available to the front and back. Ideally located a short distance from local shops, amenities and transport links in the heart of Winlaton Village, this property simply must be viewed to be appreciated! It has undergone significant updating in recent years, including a new roof and new gas combi boiler! EPC Rating D.



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

Well Presented

Two Bedrooms

Viewing Essential!

Close to Winlaton Village

EPC Rating D

£95,000

Lounge 15' 1" x 14' 10" (4.6m x 4.53m) max

Utility Area 10' 6" x 4' 6" (3.2m x 1.36m)

An additional space which could be used to house a washing machine and dryer along with bonus storage.

Kitchen/Diner 15' 1" x 7' 1" (4.6m x 2.17m) max

The kitchen/diner features a range of wall and base units for storage, along with integrated oven/hob and breakfast bar for dining space.

Bedroom 1 15' 1" x 8' 10" (4.61m x 2.7m) max

Benefits from built in double mirrored wardrobes. Gas fired combi boiler fitted in 2022.

Bedroom 2 9' 9" x 7' 5" (2.98m x 2.25m)

Bathroom 8' 1" x 7' 9" (2.46m x 2.36m)

Bath with shower over, W/C and Wash Basin.

Externally

Small yard to rear with storage shed, on street parking available to the front and rear.

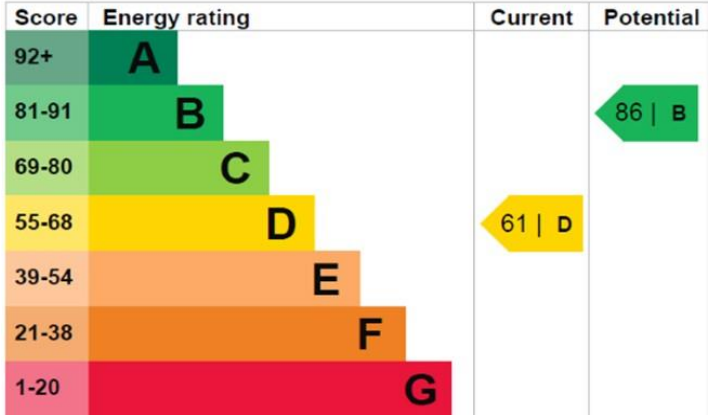
Additional Information

Council tax band A. EPC rating D . 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. We understand the property has a new gas combi boiler fitted in 2022. The main roof and flat roof were replaced in December 2023. A PIV unit was fitted in 2023. Damp and woodworm treatment were carried out in 2023/2023.

Important Note To Purchasers

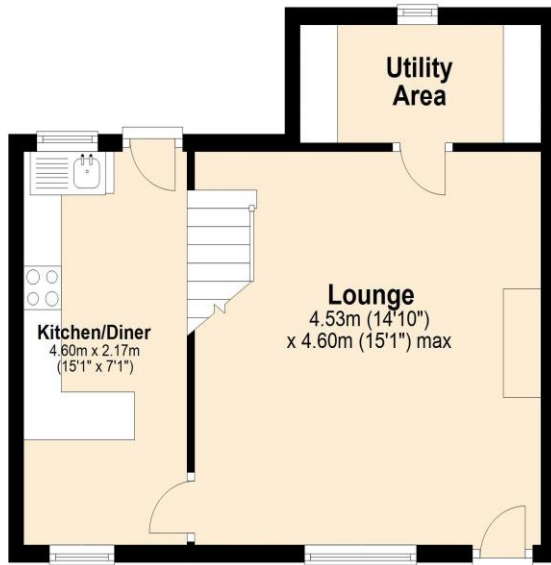
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, 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)

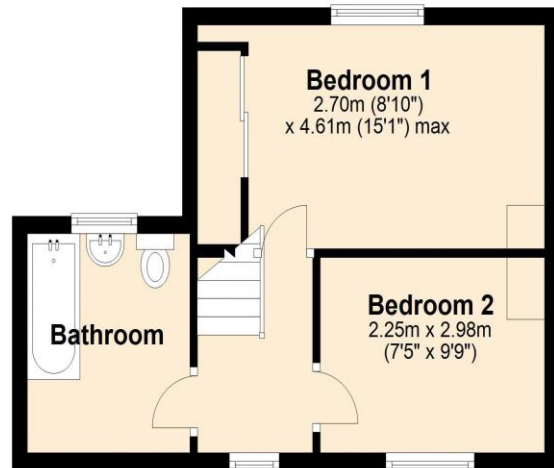


Floorplan

Ground Floor



First Floor



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