



Florence Street, Winlaton, Tyne and Wear, NE21 5QU

*****CHAIN FREE***** Situated in the heart of the ever popular Winlaton Village, this charming stone built terraced home is offered to the market with no onward chain. The accommodation briefly comprises an entrance hallway, a spacious lounge featuring an attractive fireplace, and a well proportioned kitchen/dining area to the ground floor. Upstairs, there are two generous double bedrooms and a white suite bathroom. Externally, the property benefits from an enclosed rear yard, while on street parking is readily available. Ideally located close to a range of local amenities, shops and transport links, this property is sure to appeal to a variety of buyers. Early viewing is highly recommended. EPC awaited.



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

Stone Terrace

Two Bedrooms

Ideal First Purchase

Viewing Recommended

Awaiting EPC

£99,950

Lounge 14' 11" x 13' 5" (4.55m x 4.09m) max
Feature fireplace.

Kitchen/Diner 16' 8" x 6' 11" (5.09m x 2.10m)
Fitted with a range of wall and base units, integrated oven/hob, space for freestanding appliances. Under stairs storage cupboard. Space for small dining table.

Bedroom 1 13' 7" x 11' 9" (4.14m x 3.58m) max
Stunning feature fireplace, built in storage cupboard.

Bedroom 2 10' 4" x 10' 3" (3.14m x 3.13m) max

Bathroom 7' 1" x 6' 2" (2.15m x 1.88m)
Bath with shower over, wash basin, W/C.

Externally

Enclosed yard to rear with storage shed. Parking available on street.

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 aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Important note to purchasers

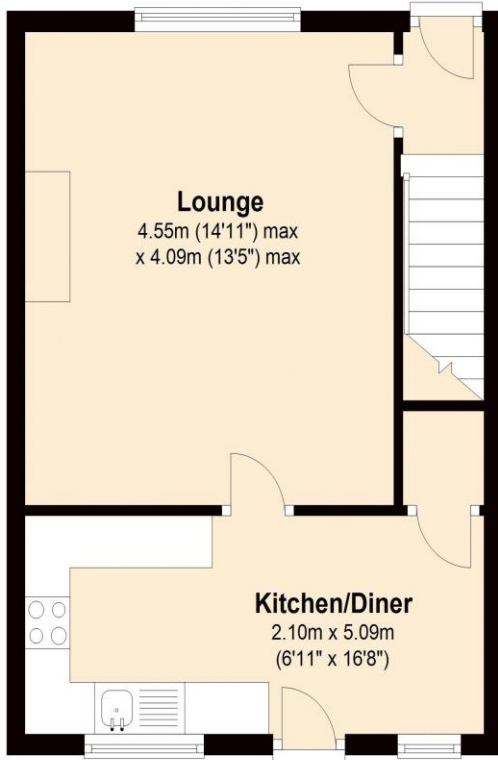
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services,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

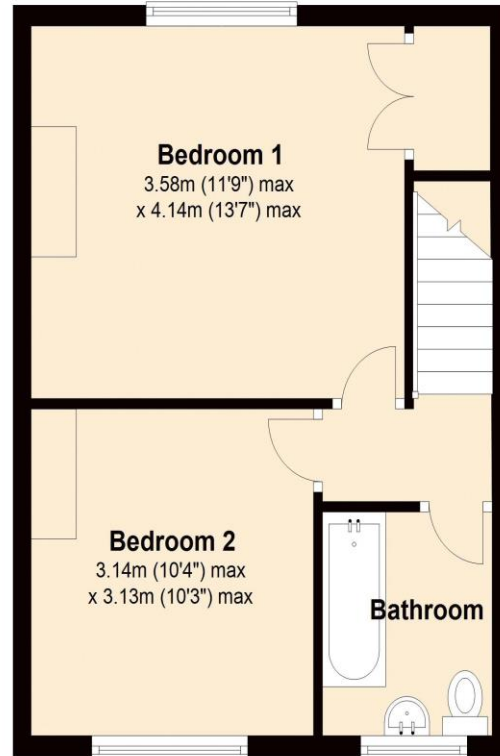


Floorplan

Ground Floor



First Floor



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