



West Lea, Winlaton, Tyne And Wear, NE21 6NX

Living Local is delighted to present this deceptively spacious three bedroom terraced home on West Lea, Winlaton. The ground floor offers a bright and airy lounge with a pleasant outlook over the rear garden, an open plan kitchen/diner, a convenient WC, and a conservatory providing additional living space. To the first floor are three well proportioned bedrooms, useful storage cupboards, and a separate bathroom and WC. Externally, the property boasts a stunning garden, an attached garage, and ample on street parking. Offering generous accommodation throughout, this lovely family home is not to be missed. Awaiting EPC.



DECEPTIVELY SPACIOUS

Mid Terrace Home

Three Bedrooms

Fabulous Garden Space

Attached Garage

Awaiting EPC

£160,000

Lounge 13' 5" x 11' 5" (4.09m x 3.49m)

An airy lounge featuring a favourable outlook to the enclosed rear garden.

Kitchen/Diner 20' 1" x 12' 11" (6.13m x 3.94m) Max

A great open plan living space with spacious kitchen and dining area leading to the conservatory ideal for entertaining.

Conservatory 9' 3" x 8' 0" (2.82m x 2.44m)

A conservatory with a pleasant outlook of the rear garden and further surrounding countryside.

W/C 5' 3" x 3' 2" (1.59m x 0.96m)

Features W/C and Wash Basin.

Bedroom 1 13' 9" x 9' 5" (4.18m x 2.87m)

Bedroom 2 13' 10" x 9' 1" (4.21m x 2.77m)

Bedroom 3 13' 9" x 5' 10" (4.20m x 1.79m) Max

W/C 5' 0" x 3' 4" (1.52m x 1.01m)

Separate upstairs W/C.

Bathroom 6' 2" x 5' 9" (1.88m x 1.75m)

Features Bath with overhead shower and W/C.

Externally

There is a little garden to the front with a lawned area and mature plants with the garage framing the property to the side. On street parking is also readily available opposite. To the rear is a spacious lawn and patio gardens ideal for entertaining!

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.

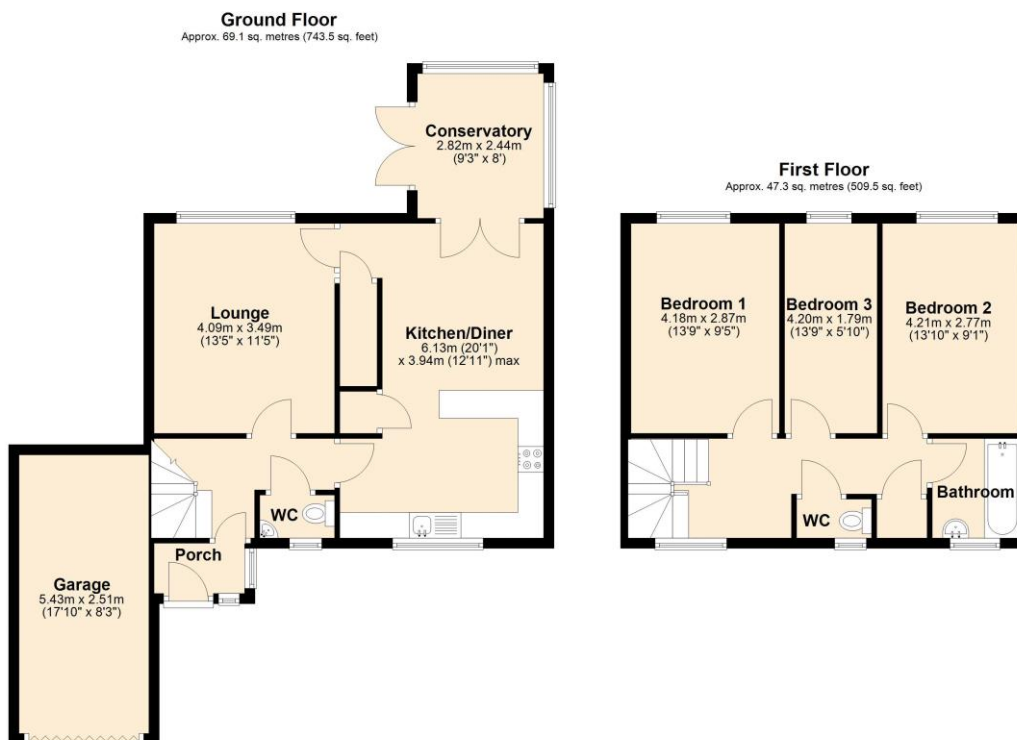
Important Note To Purchasers

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.





Floorplan



Total area: approx. 116.4 sq. metres (1253.0 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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