



Caledonia, Winlaton, Tyne And Wear, NE21 6AX

A charming stone built end terrace home, ideally situated in the heart of the village and available now on an unfurnished basis. The ground floor comprises a spacious lounge, well appointed kitchen/diner and bathroom. Upstairs, the property offers two bedrooms, including a comfortable double bedroom and a single bedroom. Externally, the property benefits from convenient street parking to the front and an enclosed courtyard garden to the rear, providing a private outdoor space to enjoy. This lovely home is available now and is sure to attract plenty of interest. Early viewing is highly recommended to avoid missing out! EPC Rating D.



*****Available Now*****

Stone End Terrace

Two Bedrooms

Village Location

Holding Deposit £162

EPC Rating D

£700 per month

Lounge 16' 3" x 14' 1" (4.96m x 4.29m) Max
Features a lovely ornamental fireplace.

Kitchen/Diner 18' 7" x 11' 0" (5.67m x 3.35m) Max
A spacious kitchen/diner with a range of wall and base units for storage and space for white goods.

Bathroom 6' 8" x 5' 11" (2.04m x 1.81m)
Features a white suite bath with overhead shower, W/C and wash basin.

Bedroom 1 11' 3" x 8' 9" (3.44m x 2.66m) Max

Bedroom 2 7' 5" x 4' 9" (2.26m x 1.46m) Max

Externally
There is an enclosed courtyard garden to the rear ideal for entertaining and lane parking to the front. The property is also only a flat five minute walk to the main village amenities, schools and travel links.

Additional Information
Council tax band A. EPC Rating C. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/>

Holding Deposit
This holding deposit secures the property for you while we conduct your reference checks and goes towards your first months rent prior to move in. It is not an additional fee.

EPC Graph (full EPC available on request)

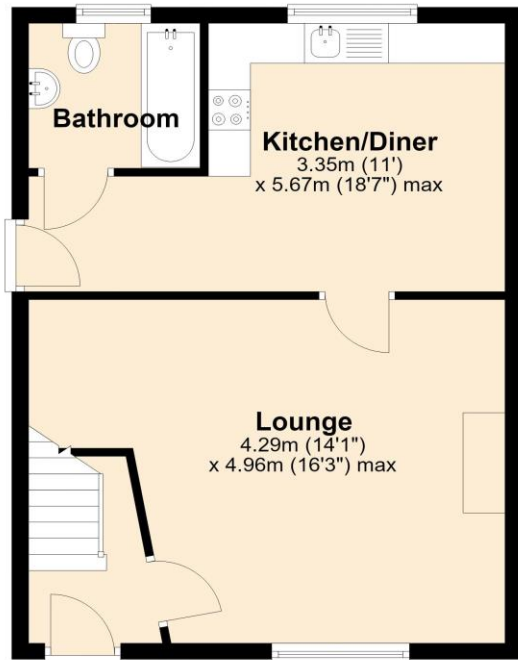
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Floorplan

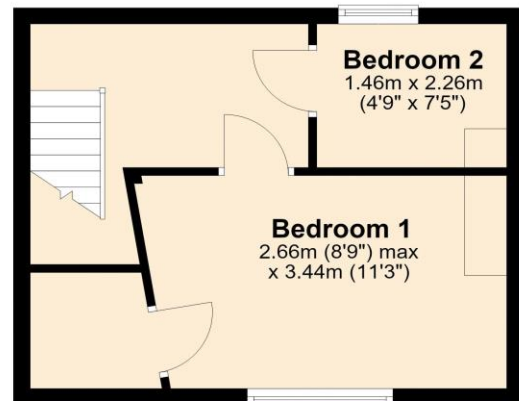
Ground Floor

Approx. 43.9 sq. metres (472.4 sq. feet)



First Floor

Approx. 25.1 sq. metres (269.8 sq. feet)



Total area: approx. 68.9 sq. metres (742.2 sq. feet)

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