



## **Coldstream Drive, Winlaton, Tyne And Wear, NE21 6PR**

Looking for a home that stands out from the crowd? Don't miss out on Coldstream Drive! Step inside to a bright open-plan living with kitchen/diner, spacious lounge with a charming bay window and feature fire ideal for hosting, plus a handy W/C downstairs. Upstairs offers three generous double bedrooms with beautiful countryside views, along with a stunning family bathroom. Outside, enjoy low-maintenance gardens front and rear—ideal for relaxing without the hard work—and convenient on-street parking nearby. Homes like this don't stay available for long... early viewing is a must! EPC Rating C.



**Beautifully Presented!**

**Semi Detached Home**

**Three Bedrooms**

**Close To Winlaton Village**

**Countryside View!**

**EPC Rating C**

**Offers Over £200,000**

**Entrance Porch 9' 3" x 3' 3" (2.81m x 1.00m)**

**Lounge 13' 6" x 13' 5" (4.11m x 4.10m) Max**

The lounge offers a dual-aspect fireplace in the open-plan living area and a pleasant bay window view of the front garden.

**Kitchen/Diner 20' 2" x 9' 6" (6.15m x 2.89m)**

Features a range of wall and base units with space for white goods, this hub of the home offers stunning countryside views from the utility area and enclosed rear garden—perfect for entertaining.

**W/C 5' 10" x 3' 4" (1.78m x 1.01m)**

Features W/C and Wash Basin.

**Bedroom 1 13' 0" x 10' 1" (3.96m x 3.07m) Max**

Features sliding wardrobe storage.

**Bedroom 2 11' 4" x 10' 0" (3.45m x 3.04m) Max**

Features stunning surround countryside views.

**Family Bathroom 9' 3" x 6' 8" (2.82m x 2.02m)**

This spacious bathroom is finished with a classic white suite, comprising a bath with overhead shower, W/C, and wash basin, offering a clean and elegant feel.

**Bedroom 3 9' 9" x 8' 6" (2.97m x 2.60m)**

Features lovely countryside views.

**Externally**

Well-presented, easy-to-maintain enclosed gardens to the front and rear provide the perfect setting for entertaining, with convenient on-street parking nearby.

**Additional Information**

Council tax band B. EPC Rating C. 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.

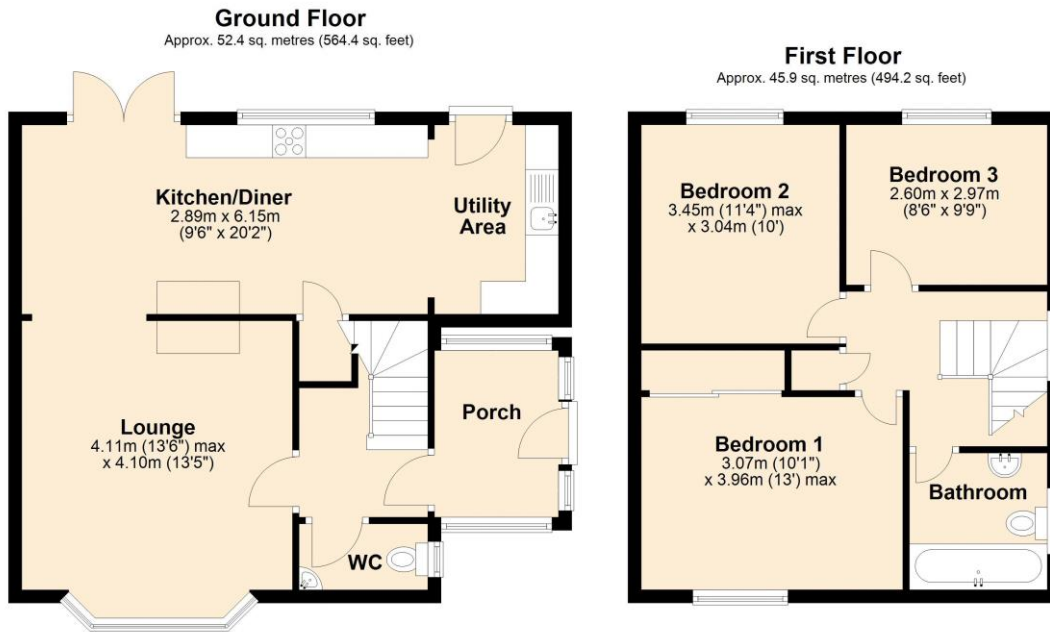
**Important Note To Purchasers**

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.



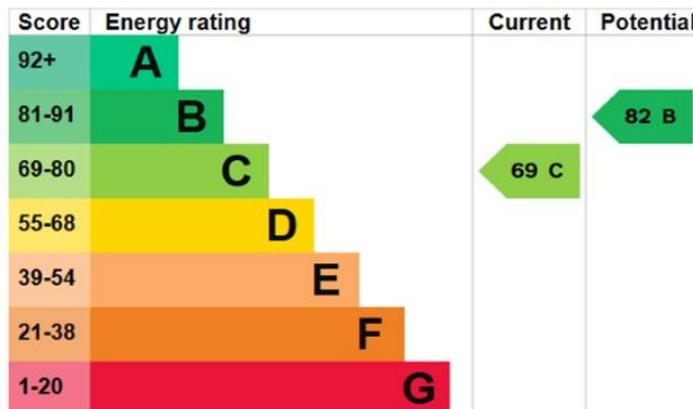


# Floorplan



Total area: approx. 98.3 sq. metres (1058.6 sq. feet)

## EPC Graph (full EPC available on request)



For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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