COLDSTREAM DRIVE

WINLATON

livinglocal

welcoming you home



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!
- Three Bedrooms
- Countryside View!
- Semi Detached Home
- Close To Winlaton Village
- EPC Rating C


VESUVIUS AND THE GULF OF NAPLES
LE VESUVE ET LE GOLFE DE NAPLES
Russell Hobbs
FAIRY
MAX











Entrance Porch
9'3" x 3'3"

Lounge
13'6" x 13'5" 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"
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"
Features W/C and Wash Basin.

Bedroom 1
13'0" x 10'1" Max
Features sliding wardrobe storage.

Bedroom 2
11'4" x 10'0" Max
Features stunning surround countryside views.

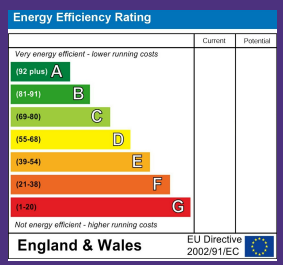
Family Bathroom
9'3" x 6'8"
This spacious bathroom is finished with a classic white suite, comprising a bath with overhead shower, WC, and wash basin, offering a clean and elegant feel.

Bedroom 3
9'9" x 8'6"
Features lovely countryside views.

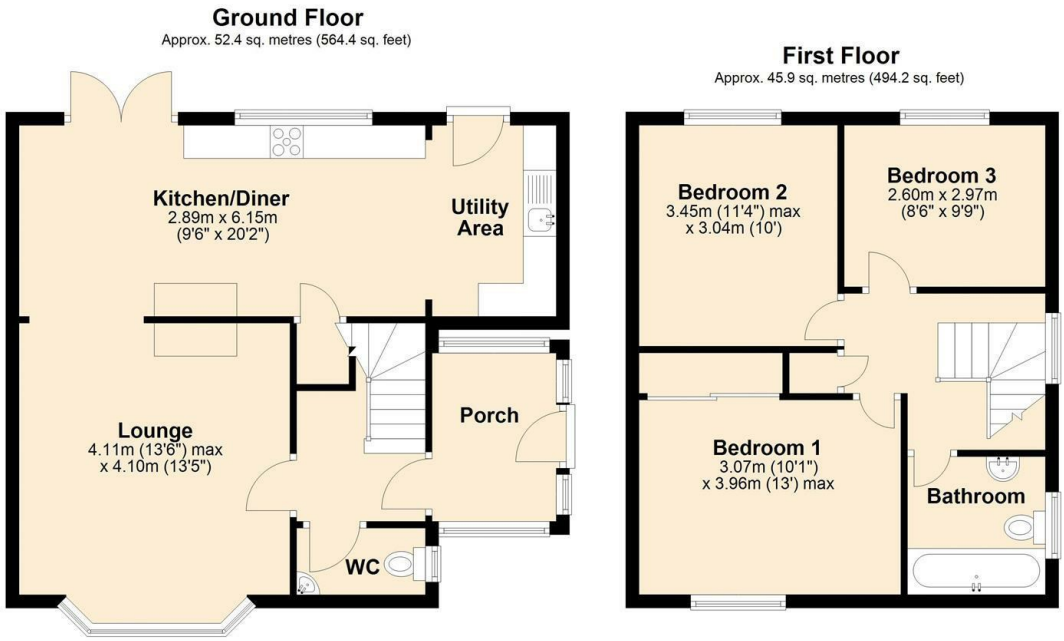
Externally
Well-presented, easy-to-maintain enclosed gardens to the front and rear provide the perfect setting for entertaining, with convenient on-street parking nearby.

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.



Offers Over £200,000



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

Disclaimer
1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



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