



Caledonia, Winlaton, Tyne And Wear, NE21 6AX

This extended four/five bedroom link detached house simply **MUST** be viewed to be appreciated! Vastly improved by the current owners, the property comprises of entrance hall, spacious lounge, extended kitchen/breakfast room, bathroom, dining room/fifth bedroom and W/C to the ground floor. To the first floor there are four well proportioned bedrooms, the master having an en-suite shower room, as well as a modern family shower room W/C. Externally there is a driveway for 4 cars to the front leading to the integral garage with utility area. To the rear there is a low maintenance garden with patio and artificial lawn. Viewing essential! Awaiting EPC Rating.



Link Detached House

Four/Five Bedrooms

Extended & Renovated

Driveway, Garage & Garden

Viewing Essential!

Awaiting EPC Rating

Offers in the Region Of £365,000

Lounge 14' 5" x 12' 10" (4.40m x 3.90m) max
Bay window, feature fireplace.

Kitchen/Diner 24' 1" x 14' 2" (7.33m x 4.32m)
Extended by the current owners and fitted with a modern range of wall and base units, island with breakfast bar, integrated double eye level ovens, hob, and dishwasher. Space for freestanding fridge/freezer (not included). Cupboard housing gas fired combi boiler. Bi-fold doors to rear garden.

Ground Floor Bathroom 5' 6" x 4' 10" (1.67m x 1.47m)
Bath with shower attachment and W/C with sink over.

Dining Room/Bedroom 5 11' 3" x 9' 1" (3.43m x 2.76m)
French doors to rear garden. Could be used as home office or fifth bedroom as required.

W/C 7' 10" x 3' 0" (2.39m x 0.91m)
Wash basin, W/C.

Garage/utility 24' 1" x 11' 7" (7.33m x 3.53m) max
Garage door, utility area with plumbing and power for washing machine/tumble dryer (not included).

Bedroom 1 13' 0" x 9' 10" (3.96m x 3.00m)
Juliette balcony.

En-suite 4' 6" x 6' 2" (1.38m x 1.89m)
Shower cubicle, wash basin, W/C.

Bedroom 2 10' 11" x 9' 2" (3.33m x 2.79m)

Bedroom 3 13' 1" x 7' 1" (3.98m x 2.15m)

Bedroom 4 10' 11" x 7' 6" (3.33m x 2.29m)

Family Shower Room 8' 0" x 6' 11" (2.43m x 2.11m)
Walk in shower cubicle, wash basin, W/C.

Externally

Driveway to front with parking for 3/4 cars leading to integral garage. Low maintenance garden to rear with patio and artificial lawn.

Additional information

Council tax band: D 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.

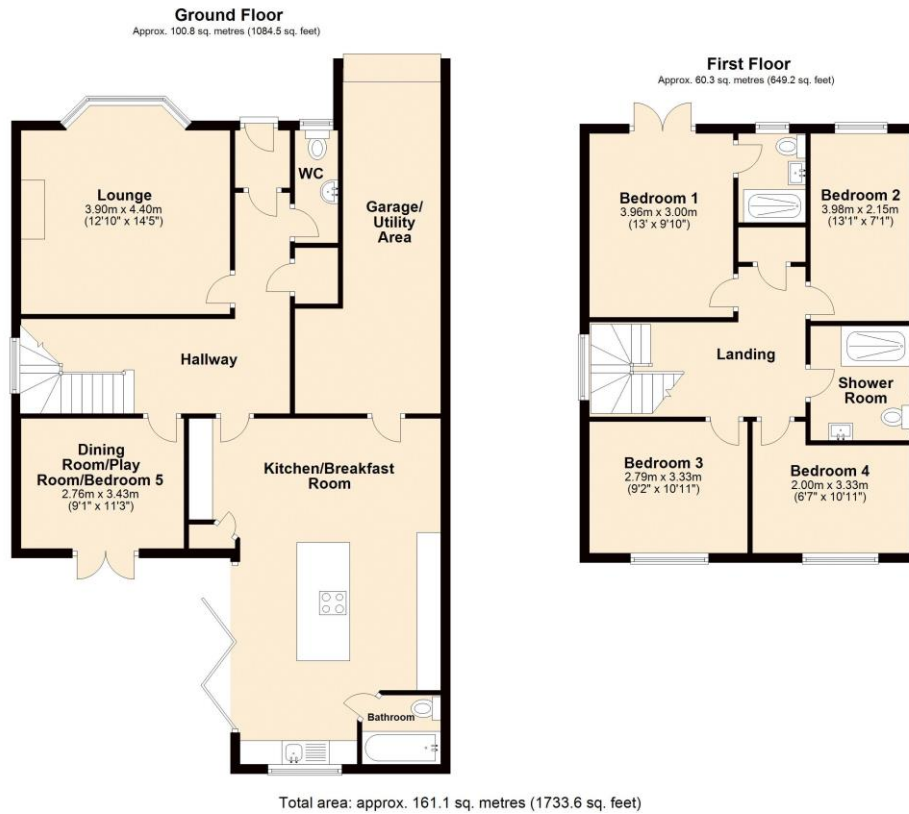
Important note to purchasers

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



EPC Graph (full EPC available on request)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

WE WIN AWARDS year-after-year and are currently ranked in the top 5% for lettings in the country!

Lorraine Valuer & Negotiator

Emma Owner & Managing Director

Laura
Sales & Lettings Negotiator

Brooke
Lettings
Co-ordinator

Louise
Sales & Lettings Negotiator



facebook.

PRS
Property
Residence
Scheme

rightmove

OnTheMarket.com

Zoopa.co.uk

PrimeLocation.com

firstmortgage.co.uk®

