



Manor Terrace, Winlaton Mill, Blaydon-on-Tyne

Suzanne Graham estate agents would like to offer this three-bedroom, semi – detached house for sale in Winlaton Mill, with no upper chain. The property has recently been refurbished to a high standard with a new fitted kitchen, carpets and LVT flooring throughout and comprises, Entrance door to hall, lounge, dining kitchen, three bedrooms, bathroom, integrated single garage with gardens and driveway parking. The accommodation is close to woodland walks and good transport links to the A1 and Metro Centre. Early viewing is recommended.

Offers Over £210,000

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LOUNGE

14' 8" x 17' 4" (4.47m x 5.28m)

Double glazed bay window, central heating radiator, TV point.



LOUNGE (ADDITIONAL PHOTO)



REAR LOBBY

Central heating radiator, stairs to first floor, internal door to single integrated garage/utility area.

DINING KITCHEN

14' 2" x 17' 4" (4.32m x 5.28m)

Double glazed windows, recently refurbished kitchen with work surfaces and integrated appliances, electric oven hob, extractor canopy, dishwasher, sink unit with mixer tap, LVT flooring, double sockets to walls, spotlights to ceiling, French doors leading to enclosed rear gravel courtyard with grassed area and side access to the front of the property.



DINING KITCHEN (ADDITIONAL PHOTO)



DINING KITCHEN (ADDITIONAL PHOTO)



BEDROOM ONE

11' 8" x 14' 6" (3.56m x 4.42m)

Double glazed window, central heating radiator, two double sockets.



BEDROOM TWO

16' 3" x 8' 8" (4.95m x 2.64m)

Double glazed window, central heating radiator, double sockets to wall.



BEDROOM THREE

10' 3" x 8' 8" (3.12m x 2.64m)

Double glazed window, central heating radiator, two double sockets.



BATHROOM

Double glazed window, white bathroom suite comprising bath with electric shower over bath and glass screen, vanity sink unit with mixer tap, WC, heated towel rail, ceramic wall tiles, and LVT flooring.



BATHROOM (ADDITIONAL PHOTO)



EXTERNAL

Integrated single garage with up and over door, sink unit with fitted wall and base unit, plumbing for automatic washing machine.

EXTERNAL

Lawn, driveway parking for car with side access to rear west facing garden and gravel patio area.



EXTERNAL



EXTERNAL



Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |