



Litchfield Street, Winlaton, Tyne And Wear, NE21 5QN

*****CHAIN FREE***** Charming three bedroom stone built terrace, offering a great blend of character and practical living space. The ground floor features a welcoming open plan lounge and dining area with feature electric fireplace and useful storage, alongside a kitchen and downstairs bathroom. Upstairs are three well proportioned bedrooms. Outside, the property benefits from an enclosed front patio garden and a low maintenance rear yard, with on street parking available. A property that must be viewed to be appreciated! EPC Rating: C



*****CHAIN FREE*****

Terraced House

Three Bedrooms

Open Plan Lounge/Diner

Close to Winlaton Village

EPC Rating C

Offers Over £90,000

Lounge/ Dining Room 22' 8" x 16' 1" (6.91m x 4.89m)

Open plan lounge/dining room with the built in cupboards for additional storage.

Kitchen 13' 2" x 6' 6" (4.01m x 1.97m)

Fitted with a range of wall and base units for additional storage and integrated oven/hob.

Bathroom 7' 7" x 7' 4" (2.32m x 2.23m)

Bathroom fitted white suite of W/C, Wash Basin and Walk in shower.

Bedroom 1 16' 1" x 10' 10" (4.91m x 3.31m)

Main bedroom features built in wardrobe for additional storage.

Bedroom 2 11' 5" x 9' 10" (3.48m x 2.99m)**Bedroom 3 13' 1" x 6' 6" (3.99m x 1.97m)****Externally**

Externally there is a small yard to the rear and also an enclosed front patio garden area. Parking is available on street.

Additional Information

Council tax band A. 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.

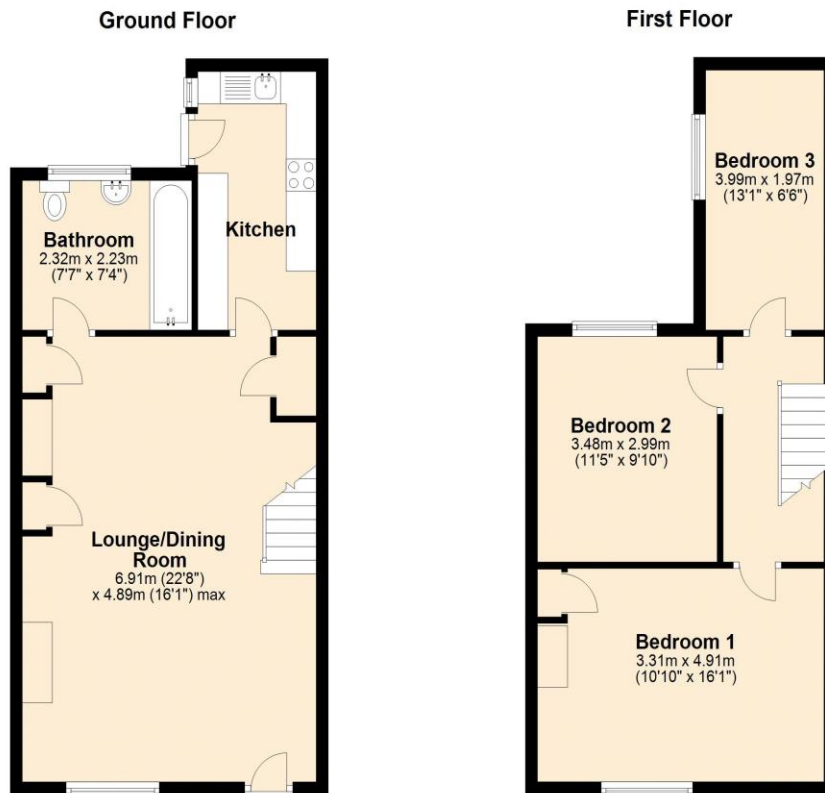
Important Note To Purchaser

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)



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