



Half Fields Road, Winlaton, Tyne And Wear, NE21 5RP

This fabulous fully refurbished three bedroom semi-detached house simply **MUST** be viewed to be appreciated! The ground floor boasts a porch and cloakroom, hallway, generously sized open plan lounge/kitchen/dining room and downstairs shower room with separate utility room. To the first floor there are three bedrooms, the third bedroom currently used as a dressing room, with staircase access to the loft room (used by the current owners as a bedroom). Externally the property has a stunning rear garden with lawn and decked seating area. There is a multi vehicle driveway to the front with additional on street parking. This property is a credit to the current owners and a viewing is simply essential! EPC Rating D.



*****SIMPLY STUNNING*****

Three bedroom Semi Detached

Bathroom & Shower Room

Loft Room

Lovely Garden

EPC Rating D

Offers Over £190,000

Entrance/Cloak Room 14' 11" x 6' 3" (4.54m x 1.91m)

Entrance room leading into cloak room with cupboards for storage.

Lounge/Kitchen/Dining Area 26' 4" x 22' 4" (8.02m x 6.81m) *max dimensions*

Lounge area with a feature wood burner. Kitchen area fitted with a modern range of wall and base units, island, integrated oven, microwave, hob, fridge, freezer and dishwasher (all included). Space for dining table, French doors to rear garden.

Ground Floor Shower Room 7' 2" x 6' 3" (2.18m x 1.90m) *max*

Shower cubicle, wash basin, W/C.

Utility Room 11' 8" x 6' 3" (3.55m x 1.91m)

Features a range of wall and base units for storage- space for white goods.

Bedroom 1 12' 1" x 10' 2" (3.68m x 3.10m) *max*

Bedroom 2 11' 1" x 10' 1" (3.38m x 3.08m) *max*

Bedroom 3 8' 10" x 7' 10" (2.68m x 2.40m) *max*

Currently used as a dressing room. With staircase access to loft room.

Family Bathroom 7' 5" x 5' 5" (2.27m x 1.65m)

Bath with shower over, wash basin, W/C.

Loft Room 17' 3" x 9' 11" (5.27m x 3.01m)

This room is used by the current owners as a bedroom. Two skylight windows, eaves storage.

Externally

Lovely garden to rear which has been lovingly created by the current owners to include a covered decked seating/BBQ area, storage, lawn and patio area. There is also a hot tub which can be included via separate negotiation, complete with pergola for use in all weathers. Multi vehicle driveway to the front of the property with electric charging car port. The property is also a short walk from the heart of Winlaton Village with its amenities a travel links.

Additional information

Council tax band A. This property is freehold. EPC Rating D. 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.

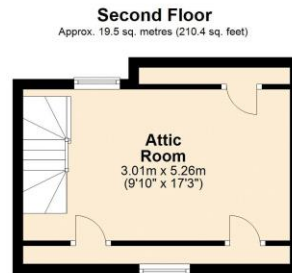
Important Note To Purchasers

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.



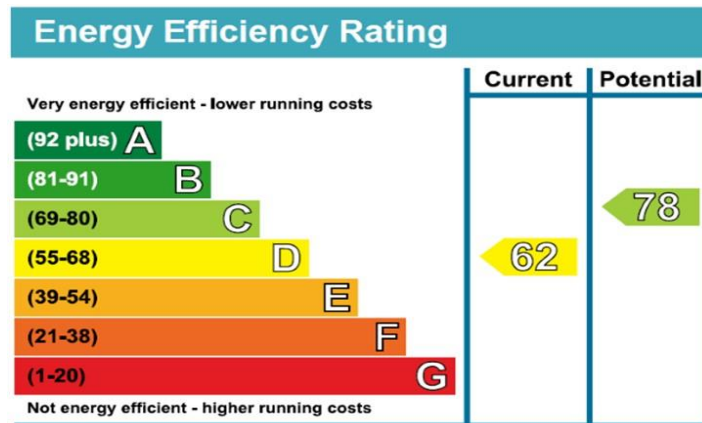


Floorplan



Total area: approx. 125.2 sq. metres (1347.2 sq. feet)

EPC Graph (full EPC available on request)



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