HALF FIELDS ROAD

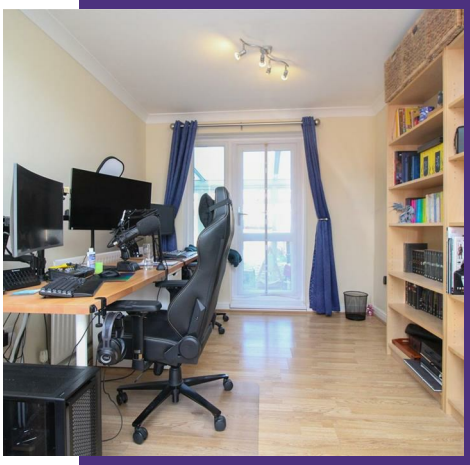
WINLATON

livinglocal

welcoming you home



A beautifully maintained and deceptively spacious three bedroom semi detached family home, ideally positioned close to local amenities, shops and transport links. The property offers a welcoming entrance hall, bright open plan lounge and dining area leading to a lovely conservatory, separate kitchen, three well proportioned bedrooms and a modern family bathroom. Outside, there is a generous rear garden, multi vehicle driveway, useful side outhouse/storage and additional on street parking. Lovingly cared for by the current owner, this fantastic family home is one not to be missed! viewing is highly recommended! EPC Rating C.



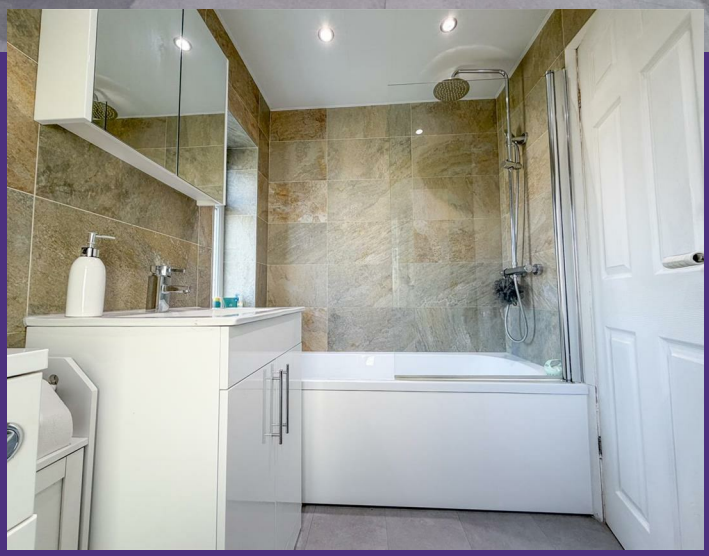






- ***Semi Detached Home***
- Conservatory
- Generously Sized Garden
- Three Bedrooms
- Multi Car Driveway
- EPC Rating C













Lounge
12'8" x 12'7" Max
Open plan lounge and dining area with with access to catio/conservatory area.

Dining Area
9'9" x 9'1" Max
Open plan dining area.

Conservatory
14'7" x 7'7"
A lovely open space looking into the looked after garden, currently utilised as a catio!

Kitchen
9'9" x 9'6"
Fitted with a range of wall and base units for storage and space for white goods. The kitchen also affords access to the attached storage and garden area.

Bedroom 1
12'5" x 10'8" Max

Bedroom 2
11'1" x 10'0" Max

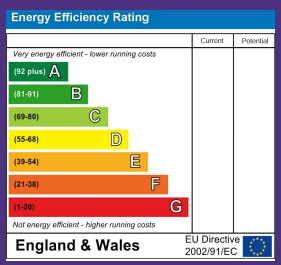
Bathroom
7'6" x 5'7"
This lovely modern white suite bathroom features a W/C, Wash Basin, Bath and over head shower.

Bedroom 3
8'9" x 8'2" Max

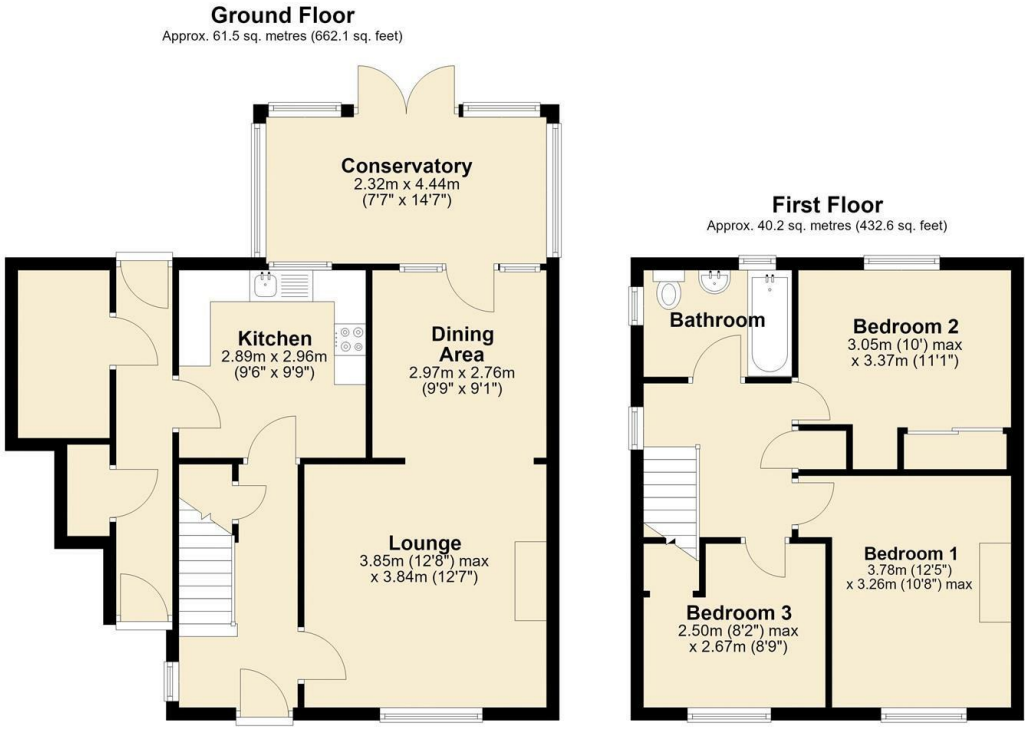
Externally
To the front of the property is a multi vehicle driveway with on street parking also available. To the rear is a spacious private rear garden ideal for entertaining and relaxing!

Additional Information
Council tax band A. Awaiting EPC. We understand this property is freehold. We understand the 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.



Asking Price £165,000



Total area: approx. 101.7 sq. metres (1094.7 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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