



Beverley Drive, Winlaton, Tyne and Wear, NE21 6HG

LOVELY PLOT This three bedroom semi-detached bungalow simply MUST be viewed to be appreciated! The property comprises of entrance porch, lounge leading to conservatory, kitchen/diner, utility room, three bedrooms, the master with en-suite shower room and additional bathroom W/C. Externally is a detached garage with driveway, as well as lovely mature gardens to three sides. The outlook to the front is a pleasant green. Viewing highly recommended! EPC rating D.



Three Bedroom Semi-Detached Bungalow

Driveway, Gardens & Garage

Fabulous Garden Plot!

Viewing Highly Recommended

Bathroom & En-Suite

EPC Rating D

Offers Over £225,000

Lounge 12' 0" x 11' 8" (3.66m x 3.56m)

Kitchen/Diner 10' 9" x 8' 10" (3.28m x 2.69m) *main kitchen area only*
Fitted with a range of wall and base units, integrated oven/hob.

Utility room 9' 8" x 5' 7" (2.94m x 1.69m)

Fitted with cupboards for storage, space for freestanding appliances (not included).

Bedroom 1 13' 1" x 12' 6" (3.99m x 3.81m)

En-suite 5' 7" x 4' 0" (1.70m x 1.23m)

Shower cubicle, wash basin, W/C.

Bedroom 2 14' 0" x 10' 11" (4.27m x 3.34m) *max*

Currently used as a living room.

Bedroom 3 11' 1" x 8' 0" (3.37m x 2.45m) *max*

Built in cupboard.

Bathroom 8' 5" x 5' 7" (2.56m x 1.71m)

P shaped bath with shower over, wash basin, W/C.

Conservatory 9' 7" x 7' 2" (2.92m x 2.19m)

Door to rear garden.

Garage

Detached from house.

Externally

Driveway leading to detached garage. Enclosed garden to rear with lawn and patio seating areas. Lawned garden to side with mature trees and shrubs. Front garden with lawn and paved entrance path. Lovely outlook to front over green.

Additional information

Council tax band B 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.

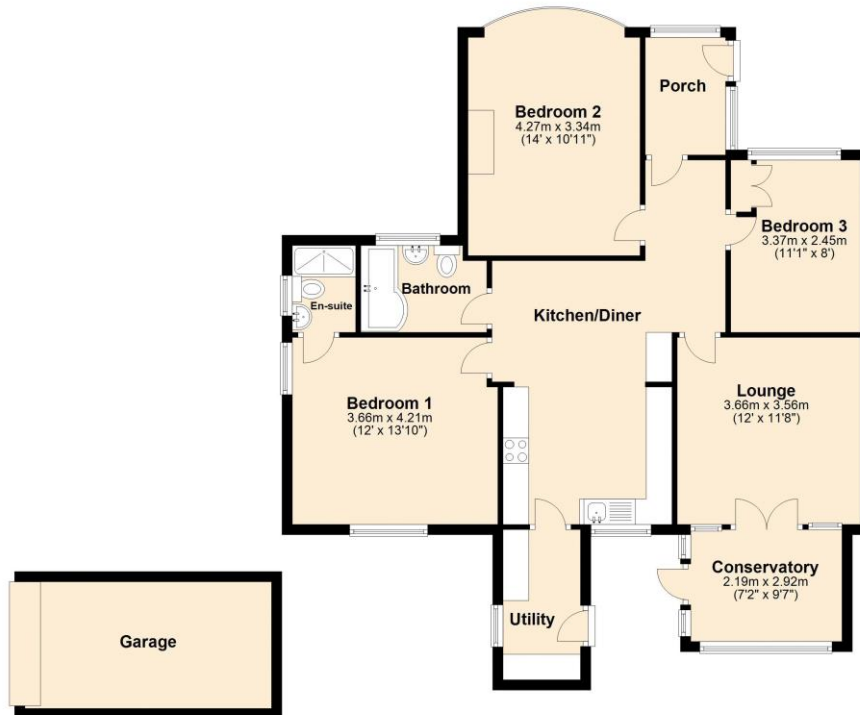




Floorplan

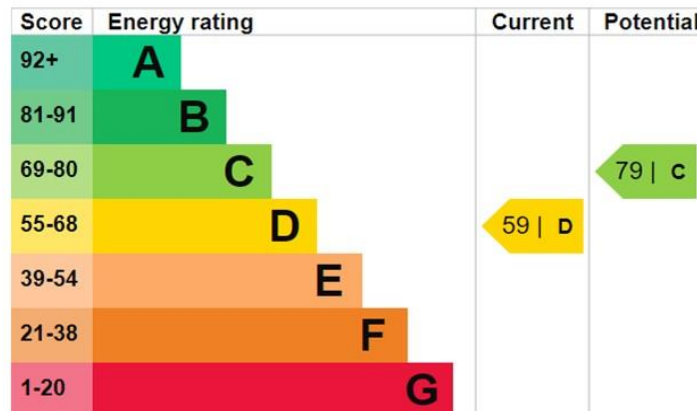
Ground Floor

Approx. 109.9 sq. metres (1182.6 sq. feet)



Total area: approx. 109.9 sq. metres (1182.6 sq. feet)

EPC Graph (full EPC available on request)



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