



Roxburgh Close, Winlaton, Tyne And Wear, NE21 6QJ

*****CHAIN FREE***** Semi Detached three bedroom bungalow on Roxburgh Close, Winlaton. In brief the property comprises of three bedrooms, family lounge, galley style kitchen and shower bathroom. Externally there is a tiered garden to the front and paved gravel garden, driveway and garage to the rear. While in need of some modernising, this bungalow would be ideal for a wide range of buyers looking to make Winlaton home! EPC Rating C.

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

Semi Detached Bungalow

Deceptively Spacious

Three Bedrooms

Garage & Driveway

EPC Rating C

£170,000

Lounge 15' 6" x 12' 9" (4.72m x 3.88m) max

Kitchen 12' 8" x 7' 11" (3.85m x 2.41m)

Fitted with a range of wall and base units, integrated oven/hob.

Bedroom 1 12' 6" x 8' 11" (3.81m x 2.72m)

Built in cupboard.

Bedroom 2 9' 5" x 9' 0" (2.88m x 2.75m)

Built in cupboards.

Bedroom 3 9' 6" x 8' 11" (2.89m x 2.73m)

Built in cupboard.

Shower Room 7' 6" x 5' 5" (2.28m x 1.65m)

Shower cubicle, wash basin, W/C.

Externally

Driveway leading to garage. Low maintenance rear garden with gravel. Gardens to front.

Garage 20' 2" x 8' 3" (6.14m x 2.52m)

Electric roller door, lights and power.

Additional Information

Council tax band C. We have been advised 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.





EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

Ground Floor

Approx. 90.1 sq. metres (969.7 sq. feet)



Total area: approx. 90.1 sq. metres (969.7 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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