



## Silverdale Drive, Winlaton, Tyne And Wear, NE21 6EQ

This extended, well cared for family home is sure to appeal to a wide range of buyers! The property comprises of entrance porch, hallway, lounge, dining room, kitchen, utility room, further reception room/home office and W/C to the ground floor. To the first floor are three bedrooms and a family bathroom W/C with bath and separate shower. Externally the property benefits from a low maintenance rear garden leading to garage and driveway. There are also wrap around gardens to the front and side. Viewing highly recommended! Awaiting EPC rating.



**Extended Family Home**

**Three/Four Bedrooms**

**Well Presented**

**Driveway, Garage & Gardens**

**Viewing Essential!**

**Awaiting EPC Rating**

**£215,000**

**Lounge** 14' 10" x 11' 6" (4.52m x 3.50m) max

**Dining Room** 10' 2" x 8' 8" (3.10m x 2.63m)

French doors to rear garden.

**Kitchen** 10' 8" x 8' 11" (3.25m x 2.71m)

Fitted with a range of wall and base units for storage.

**Utility room** 8' 1" x 8' 1" (2.47m x 2.46m)

Space for freestanding cooker, fridge/freezer and washing machine (not included), gas fired boiler.

**Reception Room/Home Office/Bedroom 4** 9' 6" x 7' 1" (2.90m x 2.15m)

Extended to side of house and could be used as a home office, reception room, playroom or fourth bedroom as required.

**Ground floor W/C** 7' 1" x 2' 10" (2.16m x 0.87m)

Wash basin, W/C.

**Bedroom 1** 11' 11" x 9' 11" (3.62m x 3.01m)

**Bedroom 2** 10' 7" x 8' 11" (3.22m x 2.71m)

Storage cupboard.

**Bedroom 3** 8' 8" x 7' 9" (2.64m x 2.36m) max

**Family Bathroom** 8' 8" x 5' 5" (2.63m x 1.64m)

Bath, separate shower cubicle, wash basin, W/C.

**Garage** 16' 11" x 8' 6" (5.15m x 2.58m)

Up and over garage door, side door giving access to garden.

### Externally

Mature planted gardens to the front, side and rear. The rear garden having decking and paved seating area. Driveway leading to garage. Further parking available on street. Within easy access of local bus links, shops and playing field nearby.

### Additional information

Council tax band: 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. We have been advised that the loft is boarded for additional storage.

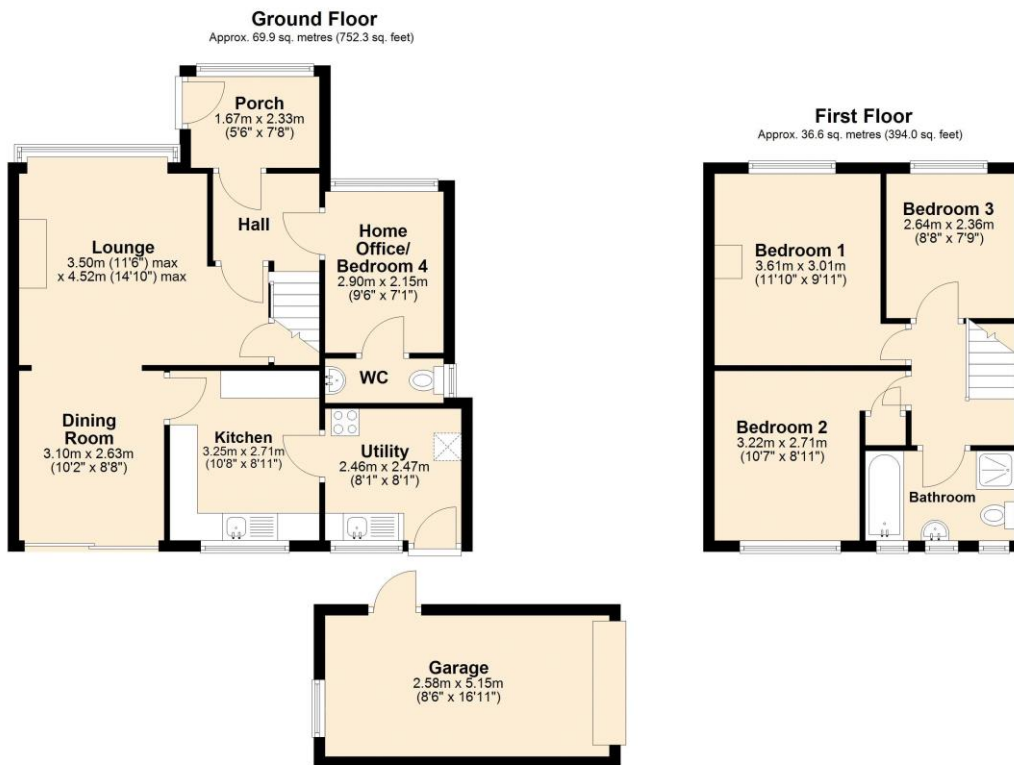
### Important note to purchasers

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.



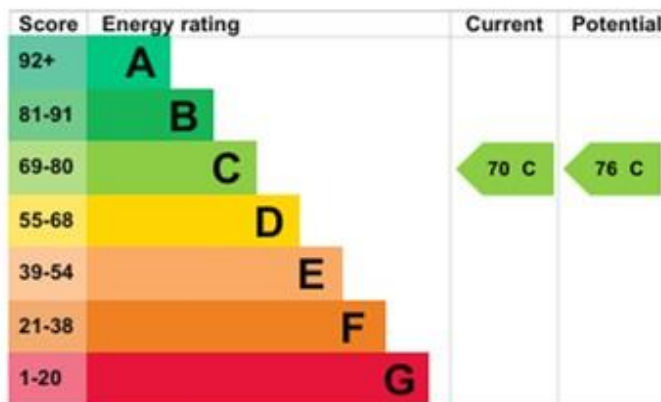


# Floorplan



Total area: approx. 106.5 sq. metres (1146.3 sq. feet)

## EPC Graph (full EPC available on request)



For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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