NEWBANK WALK

WINLATON

livinglocal

welcoming you home



CHAIN FREE This two bedroom semi-detached bungalow has been beautifully cared for by the current owners and is pleasantly situated on a quiet tree lined pedestrian street. The property comprises of entrance porch, lounge, kitchen, two bedrooms and a modern shower room W/C. Additionally there is a garage which is accessed via a covered porchway from the kitchen. Externally the property benefits from gardens to the front, side and rear. The side garden could be used to extend the property itself or for addtional off street parking. Parking currently available outside of garage and on street. Early viewing essential to avoid disappointment! EPC rating C.









- ***CHAIN FREE***
- Two Bedrooms
- Garage & Gardens
- Semi-Detached Bungalow
- Lovely Location
- EPC Rating C













Lounge
13'6" x 11'5" max
Feature fireplace.

Kitchen
10'10" x 10'3"
Fitted with a range of wall and base units, integrated oven/hob. Space for freestanding appliances (not included).

Bedroom 1
11'5" x 10'5" max
Freestanding wardrobes (can be included or removed as required).

Bedroom 2
10'11" x 8'4" max
Freestanding wardrobes (can be included or removed as required). Built in cupboard.

Shower Room
7'5" x 7'2" max
Modern style fully cladded shower room comprising of a spacious shower cubicle, wash basin and W/C.

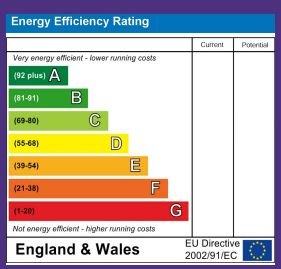
Garage
17'0" x 7'10"
Connected to property via covered porch. Light, power socket and manual roller door.

Externally
Gardens to front, side and rear. Side garden would be an ideal space to either extend to create a third bedroom and larger kitchen (subject to relevant consents) or to create secure off street parking. Enclosed low maintenance garden to rear. Parking available on street on the hardstanding area and in front of the garage.

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.

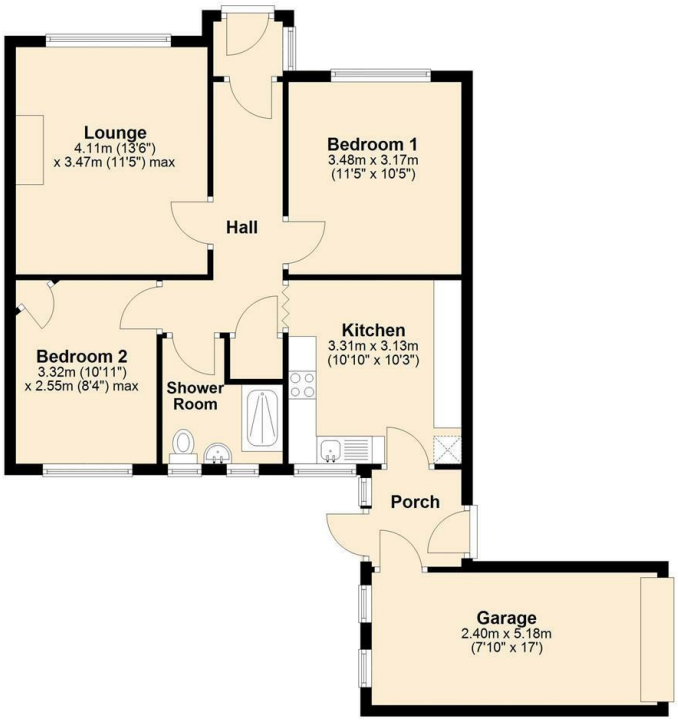
Photo Disclaimer
Please note, some of the images on this listing have been virtually staged to show where furniture could go in the property. This furniture is not present in the property itself, nor is it available as part of the sale.



Asking Price £175,000

Ground Floor

Approx. 75.3 sq. metres (810.4 sq. feet)



Total area: approx. 75.3 sq. metres (810.4 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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