



## **Rectory Lane, Winlaton, Tyne And Wear, NE21 5RN**

**\*\*\*CHAIN FREE - CENTRAL VILLAGE LOCATION\*\*\***

Two bedroom traditional stone terrace with the benefit of a spacious rear garden! The property comprises of entrance hall, lounge and kitchen/diner to the ground floor. To the first floor are two bedrooms and a lovely modern style bathroom. Externally the property benefits from a spacious, low maintenance rear garden with storage shed/summerhouse. Parking available on street. Viewing highly recommended. EPC rating D.



**\*\*\*CHAIN FREE\*\*\***

**Two Bedroom Stone Terrace**

**Rear Garden**

**Central Village Location**

**Viewing Highly Recommended**

**EPC Rating D**

**£95,000**

**Lounge** 16' 9" x 17' 0" (5.10m x 5.17m) max  
Feature fireplace. Full length window making the room bright and airy.

**Kitchen/Diner** 16' 6" x 6' 11" (5.03m x 2.10m) max  
Fitted with a range of wall and base units, integrated oven/hob, space for appliances (not included). French doors to rear garden.

**Bedroom 1** 16' 11" x 9' 5" (5.16m x 2.88m) max

**Bedroom 2** 10' 2" x 7' 5" (3.09m x 2.26m)

**Bathroom** 7' 3" x 6' 10" (2.22m x 2.08m)  
Bath with shower over, wash basin, W/C.

**Externally**  
Enclosed low maintenance rear garden. Shed/summerhouse for extra storage. Bin store to side of property. Parking available on street.

**Additional information**  
Council tax band: A 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.

**EPC Graph (full EPC available on request)**

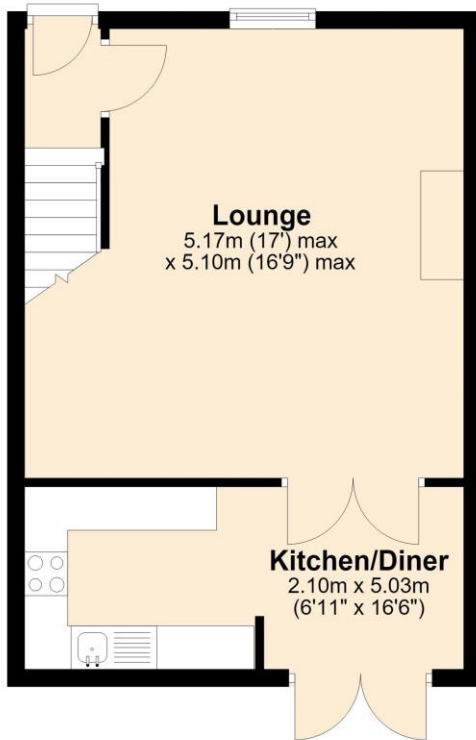




# Floorplan

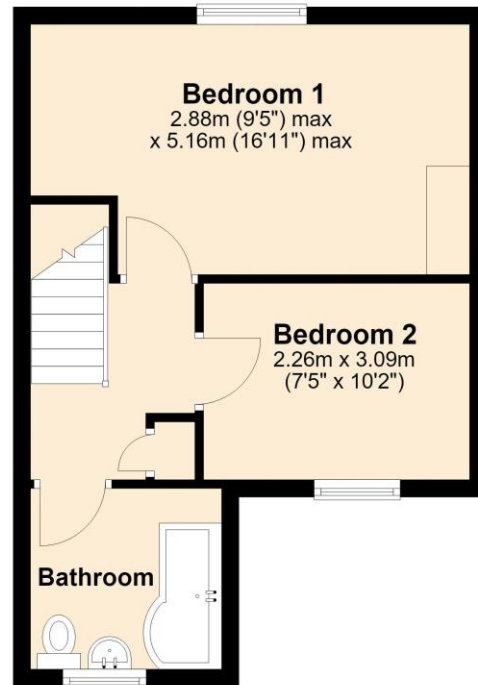
## Ground Floor

Approx. 42.5 sq. metres (457.8 sq. feet)



## First Floor

Approx. 31.7 sq. metres (341.6 sq. feet)



Total area: approx. 74.3 sq. metres (799.4 sq. feet)

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

**WE WIN AWARDS** year-after-year and are currently ranked in the top 5% for lettings in the country!

*Lorraine* Valuer & Negotiator

*Emma* Owner & Managing Director

*Laura*  
Sales & Lettings Negotiator

*Brooke*  
Lettings  
Co-ordinator

*Louise*  
Sales & Lettings Negotiator



facebook

PRS Property  
Renters  
Scheme

rightmove

OnTheMarket.com

Zoopla.co.uk

PrimeLocation.com

firstmortgage.co.uk®

