



Stephenson Way, Winlaton, Tyne And Wear, NE21 6QW

*****CHAIN FREE***** Offering an excellent opportunity to create a home tailored to your own taste, this well proportioned two bedroom ground floor flat on Stephenson Way is ideal for both owner-occupiers and investors alike. The accommodation briefly comprises two bedrooms, a spacious lounge enjoying a pleasant outlook, a fitted kitchen, and a bathroom. Externally, the property benefits from a shared enclosed lawned garden to the front with mature planting, along with a shared patio garden to the rear. On street parking is also available. Whether you're looking for your next home or a fantastic investment opportunity, this property offers plenty of potential. Contact us today to arrange your viewing on 0191 414 1200. EPC Rating: D.



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

Ground Floor Flat

Lovely Views

Two Bedrooms

Lovingly Updated

EPC Rating D

£95,000

Lounge 15' 11" x 11' 11" (4.85m x 3.63m)

Spacious lounge with pleasant outlook over surrounding farm land and Derwent countryside.

Kitchen 11' 11" x 9' 10" (3.63m x 2.99m) Max

Fitted with a range of wall and base units along with space for white goods.

Bathroom 7' 2" x 5' 4" (2.19m x 1.63m)

Features modern white suite shower, w/c and wash basin.

Bedroom 1 12' 7" x 10' 3" (3.83m x 3.12m) Max**Bedroom 2 8' 11" x 8' 9" (2.73m x 2.66m)****Externally**

Externally this lovely flat has shared enclosed garden spaces to the front and rear. With on street parking avail adjacent to the property. Located close to bus stops, schools and local village amenities.

Lease Information

The property is leasehold- the borough of Gateshead council manages the property. The annual ground rent is £10. The service charge is £XXX. The lease term is 125 years from November 1989 with 88 years remaining.

Additional Information

Council tax band A. EPC Rating D. We understand this property is leasehold. 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		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

Ground Floor

Approx. 58.9 sq. metres (634.0 sq. feet)



Total area: approx. 58.9 sq. metres (634.0 sq. feet)

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

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