



Wagtail Close, Winlaton, Tyne And Wear, NE21 6NZ

A beautifully presented semi-detached family home, thoughtfully improved by the current owners and offering stylish, flexible living across four levels. The property opens with an inviting entrance hallway, W/C, and fitted kitchen/diner. The split-level leads down to a bright and spacious lounge/diner with direct access to the impressive rear garden, enjoying panoramic views towards Gibside. Upstairs, there are two well proportioned bedrooms on the first split level, both benefitting from the views, while the top floor offers a further double bedroom and a family bathroom. Externally, the property features a multi-car driveway and lawned garden to the front, along with a tiered, private rear garden, ideal for relaxing and entertaining while taking in the surrounding views. A fantastic home in a great setting, early viewing is simply essential! Awaiting EPC.



RARE SPLIT LEVEL HOME!

Semi Detached

Three Bedrooms

Lovely Views

Multi Vehicle Driveway

Awaiting EPC

£205,000

Lounge/Diner 17' 7" x 12' 10" (5.36m x 3.90m)

A lovely airy lounge/diner living space, with patio door access to the decking area and rear garden.

W/C 4' 11" x 4' 2" (1.51m x 1.27m)

Features W/C and Wash Basin.

Kitchen/Diner 11' 7" x 11' 2" (3.52m x 3.41m) Max

The kitchen benefits from a range of wall and base units for storage- additional dining space and pleasant outlook to the front garden area.

Bedroom 1 11' 8" x 10' 6" (3.55m x 3.21m) Max

The main bedroom boasts lovely built in sliding wardrobes for storage and outlook to the quiet cul de sac at the front of the house.

Bathroom 6' 10" x 6' 10" (2.09m x 2.08m)

White suite shower room bathroom featuring; W/C, Wash Basin and Shower.

Bedroom 2 13' 3" x 8' 6" (4.04m x 2.60m) Max

A spacious double bedroom with pleasant outlook over the surrounding countryside.

Bedroom 3 8' 9" x 8' 3" (2.66m x 2.52m) Max

Currently utilised as a home office, the third bedroom is great as a single room enjoying the lovely views towards Gibside.

Externally

Externally there is an enclosed law garden to the front, multi vehicle driveway to the side of the property and a lovely tiered garden to the rear ideal for entertaining!

Additional Information

Council tax band C. Awaiting EPC Rating. We have been advised this property is being sold at 100% ownership via vendor and Karbon Homes and this will be on a freehold basis once the sale completes. 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.

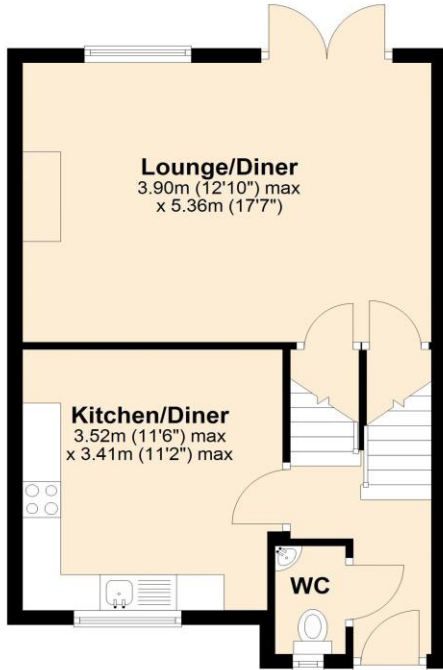




Floorplan

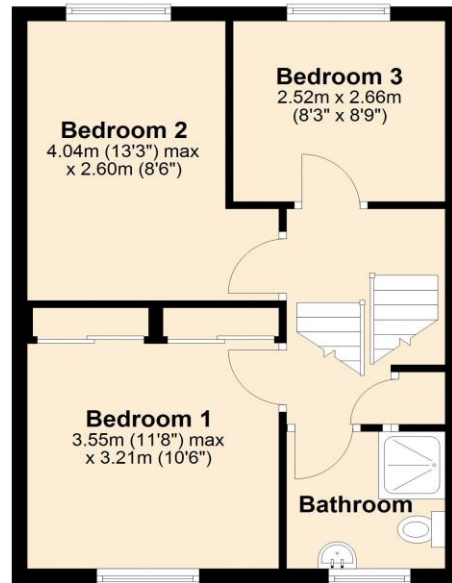
Ground Floor

Approx. 42.3 sq. metres (455.3 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



Total area: approx. 84.6 sq. metres (910.5 sq. feet)

EPC Graph (full EPC available on request)

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

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