



Naylor Avenue, Winlaton Mill, Tyne And Wear, NE21 6SA

A lovingly maintained two bedroom semi detached bungalow, ideally situated in the heart of Winlaton Mill Village, is one not to be missed. Beautifully presented throughout, this delightful home briefly comprises two double bedrooms, a modern white suite shower room, and a spacious open plan lounge and dining area, complemented by a bright conservatory offering additional living space. Externally, the property benefits from a driveway, a well kept front garden, and additional on street parking. To the rear, you'll find a spacious enclosed garden with a variety of seating areas, mature planting, and landscaped surrounds, providing the perfect space to relax and entertain. The garden also offers easy access to local walking routes, excellent transport links, and a wide range of nearby amenities. Early viewing is highly recommended. EPC Rating D.



*****Lovely Feel Bungalow*****

Driveway

Two Bedrooms

Stunning Garden

Spacious Living Space

EPC Rating D

Offers Over £175,000

Lounge 13' 11" x 10' 10" (4.24m x 3.30m) Max

A lovely area living space, combined with dining space and access to the conservatory for entertaining. The lounge area also features a signature feature wood burning stove.

Dining Area 10' 10" x 10' 2" (3.31m x 3.11m)

Open dining space with built in storage feature wall.

Conservatory 8' 11" x 7' 3" (2.72m x 2.22m)

A fabulous room to enjoy the beautiful surrounding garden whatever the weather.

Bedroom 1 11' 8" x 9' 5" (3.55m x 2.86m)

The bedroom benefits from a pleasant outlook to the rear enclosed garden.

Bedroom 2 13' 1" x 9' 11" (3.98m x 3.01m)

Features a pleasant outlook to the landscaped front garden area.

Bathroom 6' 8" x 6' 2" (2.02m x 1.87m)

Features a white suite walk in shower, w/c and wash basin.

Externally

To the front of the property there is a driveway for off street parking and small landscaped garden area for added privacy. The to rear this home really shines with its lovingly landscaped and enjoyed garden with mature flowers and various seating areas.

Additional Information

Council tax band B. EPC Rating D. 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.

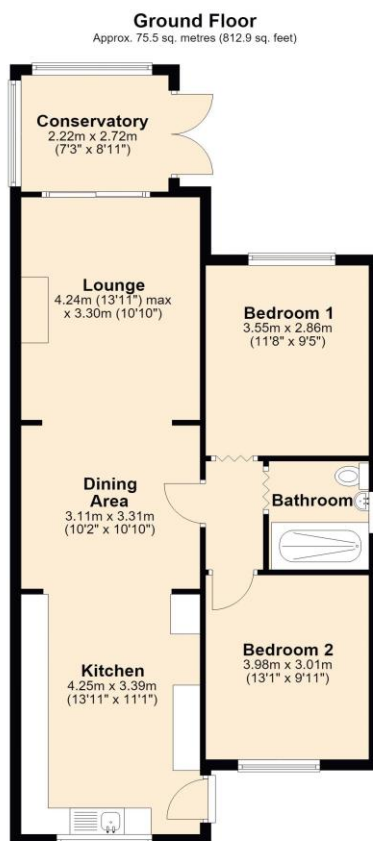




EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan



Total area: approx. 75.5 sq. metres (812.9 sq. feet)

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