



## Langdale Crescent, Winlaton, Tyne And Wear, NE21 6PU

**\*\*\*CHAIN FREE\*\*\*** This beautifully cared for family home enjoys a lovely position overlooking a grassed area, ideal for dog walkers or families alike. The property comprises of entrance hallway, lounge, dining room and kitchen to the ground floor. To the first floor are three bedrooms, all with built in storage, as well as a shower room W/C. Externally the property benefits from two outhouse storage sheds, as well as front and back gardens. Parking is available in the cul-de-sac to the rear. Viewing highly recommended! EPC rating C.



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

**Semi-Detached House**

**Three Bedrooms**

**Lovely Location**

**Viewing Highly Recommended!**

**EPC Rating C**

**£130,000**

**Lounge** 12' 7" x 12' 5" (3.84m x 3.79m) max  
Feature fireplace. Lovely outlook over grassed area to the front.

**Dining Room** 9' 3" x 9' 2" (2.83m x 2.79m)

**Kitchen** 9' 2" x 9' 3" (2.80m x 2.81m)  
Fitted with a range of units for storage. Space for freestanding appliances (cooker, fridge/freezer and washing machine which can be included or removed as required).

**Bedroom 1** 11' 5" x 9' 11" (3.49m x 3.02m)  
Built in cupboard.

**Bedroom 2** 11' 3" x 8' 11" (3.43m x 2.71m)  
Built in cupboard.

**Bedroom 3** 8' 8" x 7' 8" (2.65m x 2.33m) max  
Built in cupboard.

**Shower Room** 7' 4" x 5' 5" (2.23m x 1.66m)  
Walk in shower cubicle, wash basin, W/C.

### Externally

Two outhouse storage sheds. Lawned garden to front. Rear garden fenced around boundary with lawn, planted mature shrubs and patio seating area. Parking available in the cul-de-sac to the rear.

### 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.





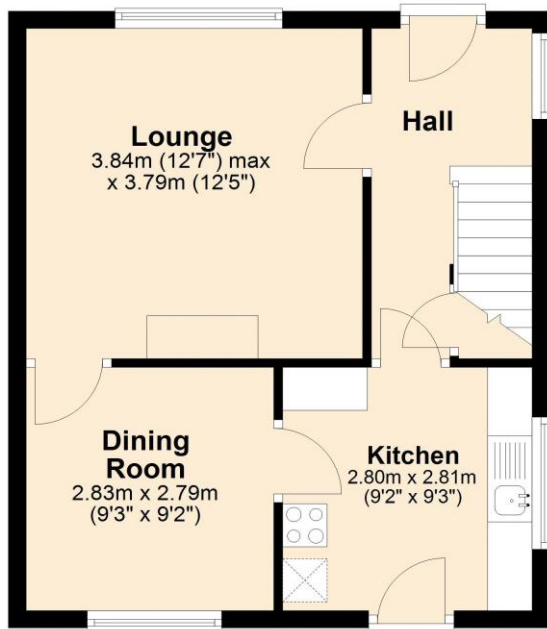
**EPC Graph (full EPC available on request)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Floorplan

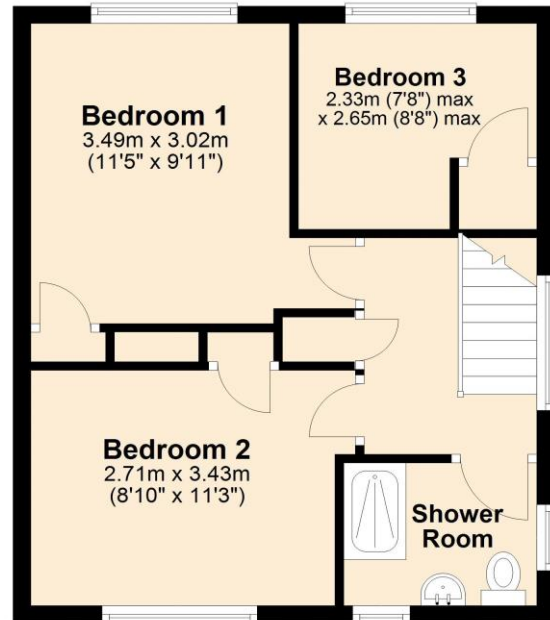
## Ground Floor

Approx. 38.5 sq. metres (414.5 sq. feet)



## First Floor

Approx. 42.1 sq. metres (453.0 sq. feet)



Total area: approx. 80.6 sq. metres (867.5 sq. feet)

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