



Ullswater Crescent, Winlaton, Tyne And Wear, NE21 6QL

*****CHAIN FREE***** Three bedroom semi-detached family home in need of updating. The property comprises of entrance hall, lounge, and kitchen/diner to the ground floor. To the first floor are three bedrooms, a bathroom and separate W/C. Externally the property benefits from gardens to the front and rear, with parking available on street. This property is sure to be popular so an early viewing is essential to avoid disappointment! Awaiting EPC rating.



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

Semi-Detached House

Three Bedroom

Updating Required

Gardens

Awaiting EPC Rating

£115,000

Lounge 12' 11" x 12' 5" (3.94m x 3.79m) max
Feature fireplace.

Kitchen/Diner 19' 5" x 10' 2" (5.92m x 3.11m) max
Kitchen fitted with a range of wall and base units. Open plan to dining area.

Bedroom 1 12' 4" x 10' 0" (3.76m x 3.06m) max
Built in cupboard.

Bedroom 2 13' 0" x 8' 11" (3.97m x 2.71m) max
Built in cupboard.

Bedroom 3 8' 11" x 7' 11" (2.71m x 2.41m) max
Built in cupboard.

Bathroom 6' 1" x 4' 10" (1.85m x 1.48m)
Bath, wash basin.

W/C 6' 1" x 2' 8" (1.85m x 0.81m)
W/C.

Externally

Gardens to front and rear with lawn and mature shrubs and trees. 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.





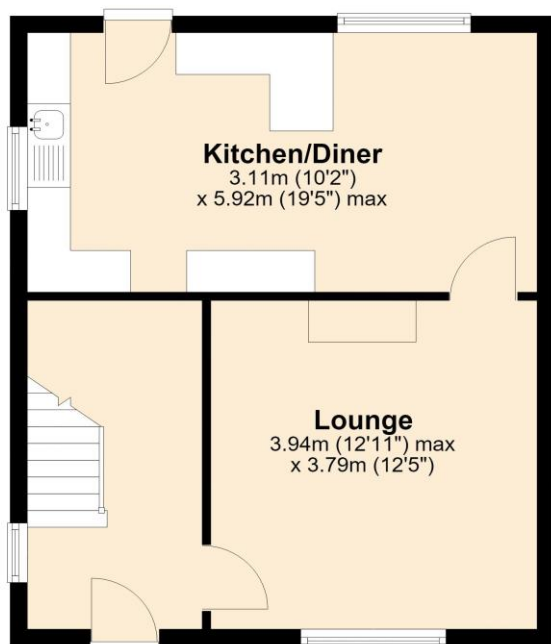
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

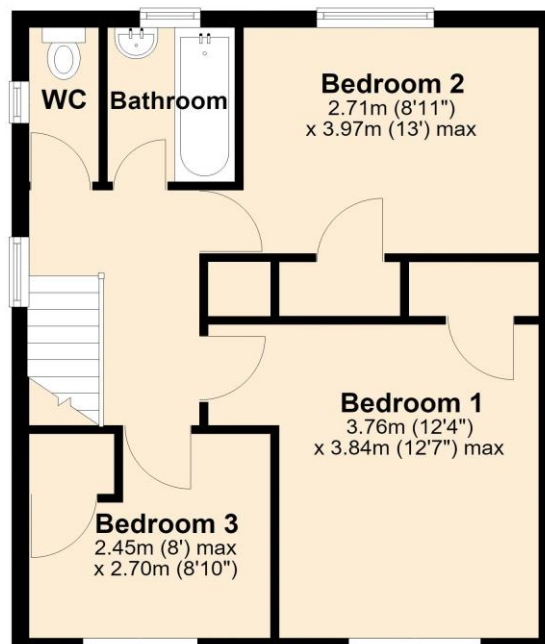
Ground Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.2 sq. feet)



Total area: approx. 86.3 sq. metres (928.8 sq. feet)

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