



## Hallgarth Mews, Winlaton, Tyne And Wear, NE21 6DJ

Lovely modern four bedroom mid link townhouse, close to local shops and amenities in Winlaton Village. The property was built in 2017 and comprises of entrance hallway, lounge, kitchen/diner and W/C to the ground floor. To the first floor are three bedrooms and a family bathroom W/C. The top floor hosts the master bedroom with en-suite shower room. Externally the property benefits from an enclosed, low maintenance, south facing rear garden, as well as a driveway to the front for off street parking. Viewing essential! EPC rating B.

**Modern Townhouse**

**Four Bedrooms**

**En-Suite**

**South Facing Garden**

**Viewing Essential!**

**EPC Rating B**

**Offers Over £215,000**

**Lounge** 14' 2" x 11' 3" (4.32m x 3.44m)

Bay window.

**Kitchen/Diner** 15' 10" x 13' 11" (4.82m x 4.24m) max

Fitted with a modern range of wall and base units, built in oven/hob, fridge/freezer, washing machine and dishwasher. French doors to rear garden.

**Ground floor W/C** 4' 6" x 3' 9" (1.38m x 1.14m)

Wash basin, W/C and storage cupboard.

**Bedroom 1** 16' 7" x 12' 5" (5.06m x 3.78m) max

Dual aspect skylight windows.

**En-suite** 7' 7" x 5' 10" (2.32m x 1.79m)

Shower cubicle, wash basin, W/C.

**Bedroom 2** 12' 7" x 8' 10" (3.84m x 2.70m)

**Bedroom 3** 9' 1" x 8' 10" (2.78m x 2.70m)

**Bedroom 4** 8' 0" x 6' 6" (2.43m x 1.99m)

**Family Bathroom** 8' 10" x 5' 11" (2.70m x 1.80m)

Bath with shower over, wash basin, W/C.

**Externally**

Enclosed south facing rear garden with artificial lawn and patio areas. Driveway to front with further parking available on street.

**Additional information**

Council tax band: C 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.

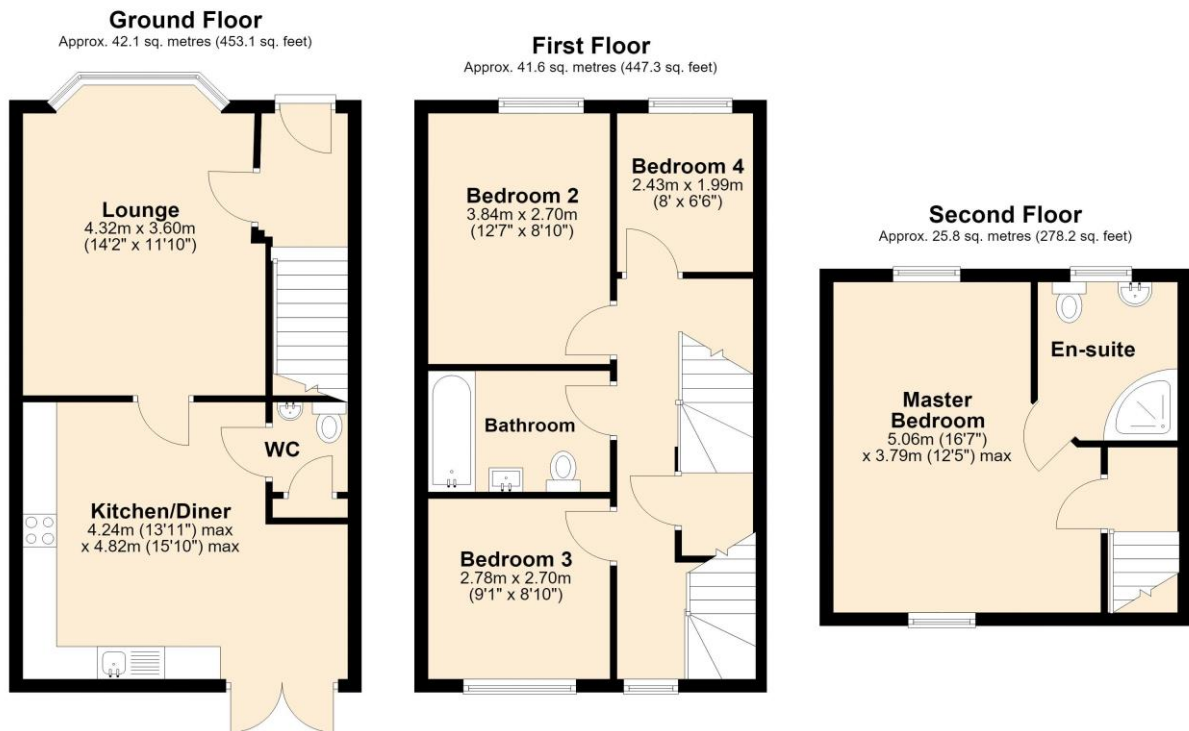




**EPC Graph (full EPC available on request)**



# Floorplan



Total area: approx. 109.5 sq. metres (1178.6 sq. feet)

For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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