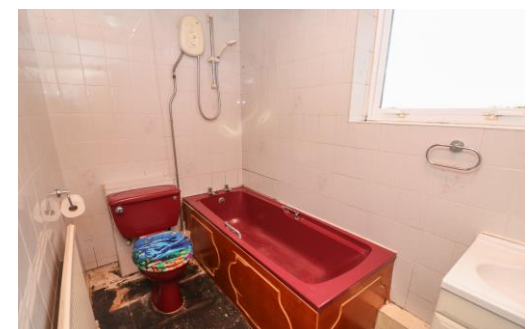




## Holly Avenue, Winlaton Mill, Tyne And Wear, NE21 6SL

**\*\*\*CHAIN FREE\*\*\*** Three bedroom end terrace in need of updating and benefitting from off street parking for 2 cars. This extended home comprises of an open plan lounge/dining room, kitchen and bathroom to the ground floor. To the first floor are three bedrooms. Externally the property benefits from an enclosed rear garden with storage shed and driveway to the front for 2 cars. Further parking available on street. The popular village of Winlaton Mill is within easy access of Derwent Walk Country Park and transport links throughout the region. Viewing essential. Awaiting EPC rating.



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

**Updating Required**

**End Terrace House**

**Three Bedrooms**

**Off Street Parking**

**Awaiting EPC Rating**

**£99,950**

**Lounge/Diner** 20' 7" x 17' 8" (6.28m x 5.38m) max

Feature fireplace. Under stairs storage cupboard. French doors to rear garden.

**Kitchen** 11' 10" x 8' 7" (3.61m x 2.62m)

Fitted with a range of wall and base units, integrated oven and hob. Space for freestanding appliances (not included).

**Bathroom** 8' 7" x 4' 11" (2.62m x 1.50m)

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

**Bedroom 1** 14' 2" x 9' 1" (4.33m x 2.76m) max

Fitted wardrobes and built in storage cupboard.

**Bedroom 2** 11' 2" x 10' 6" (3.40m x 3.19m) max

**Bedroom 3** 7' 11" x 7' 0" (2.42m x 2.13m)

**Externally**

Driveway to front for 2 cars, further parking available on street. Enclosed garden to rear with storage shed, greenhouse and patio seating areas. Within easy access of Derwent Walk Country Park, as well as local shops and transport links.

**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.

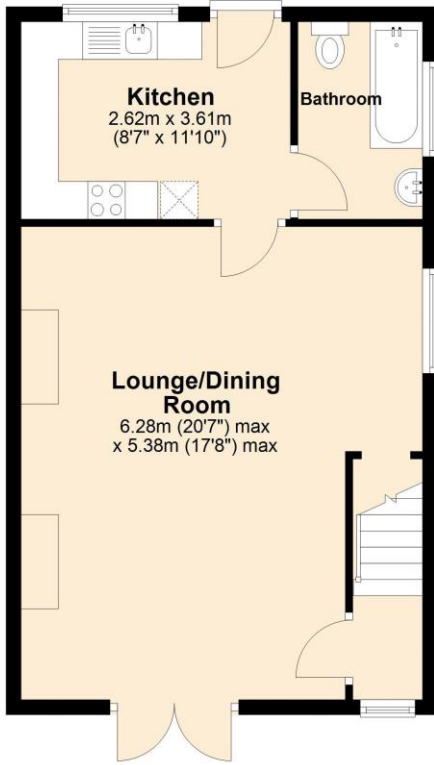
**[EPC Graph \(full EPC available on request\)](#)**



# Floorplan

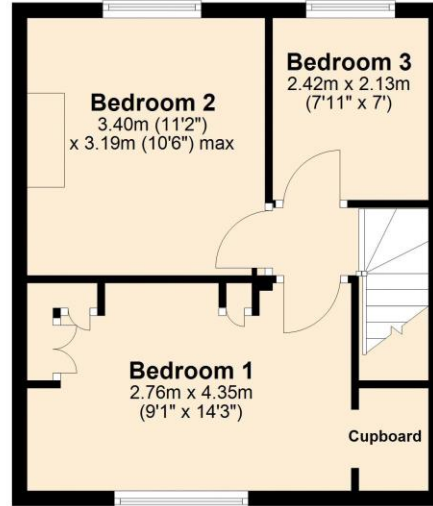
## Ground Floor

Approx. 48.0 sq. metres (516.4 sq. feet)



## First Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



Total area: approx. 81.8 sq. metres (880.4 sq. feet)

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

**WE WIN AWARDS** year-after-year and are currently ranked in the top 5% for lettings in the country!

*Lorraine* Valuer & Negotiator

*Emma* Owner & Managing Director

*Laura*  
Sales & Lettings Negotiator

*Brooke*  
Lettings  
Co-ordinator

*Louise*  
Sales & Lettings Negotiator



facebook

PRS  
Property  
Residence  
Scheme

rightmove

OnTheMarket.com

Zoopla.co.uk

PrimeLocation.com

firstmortgage.co.uk

