



## **Florence Street, Winlaton, Tyne And Wear, NE21 5QU**

**\*\*\*CHAIN FREE\*\*\*** A fantastic opportunity not to be missed! This beautifully presented two bedroom stone terrace is perfectly positioned within walking distance of Winlaton village centre. Featuring a stylish lounge with feature fireplace, galley style kitchen/breakfast room, two double bedrooms, and a white suite family bathroom. Externally this lovely home benefits from a private yard to the rear and on street parking both sides of the street. Ideal for first time buyers, downsizers or investors. Early viewing is highly recommended. Awaiting EPC.

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

**Two Bedrooms**

**Investment Opportunity/FIRST TIME BUYER  
HOME**

**Well Presented**

**Awaiting EPC**

**Offers Over £95,000**

**Lounge** 16' 9" x 14' 10" (5.10m x 4.53m) max  
Beautiful feature fireplace, built in storage.

**Kitchen/Breakfast Room** 15' 11" x 6' 9" (4.86m x 2.05m)  
Fitted with a range of wall and base units, integrated oven, hob and fridge/freezer. Space for small dining table.

**Bedroom 1** 13' 7" x 12' 2" (4.15m x 3.70m) max  
Built in storage.

**Bedroom 2** 9' 8" x 9' 11" (2.94m x 3.01m) max

**Bathroom** 6' 7" x 6' 3" (2.01m x 1.91m)  
Bath with shower over, wash basin, W/C.

### Externally

Yard to rear, parking available on street.

### Additional Information

Council tax band A. Awaiting EPC. 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.



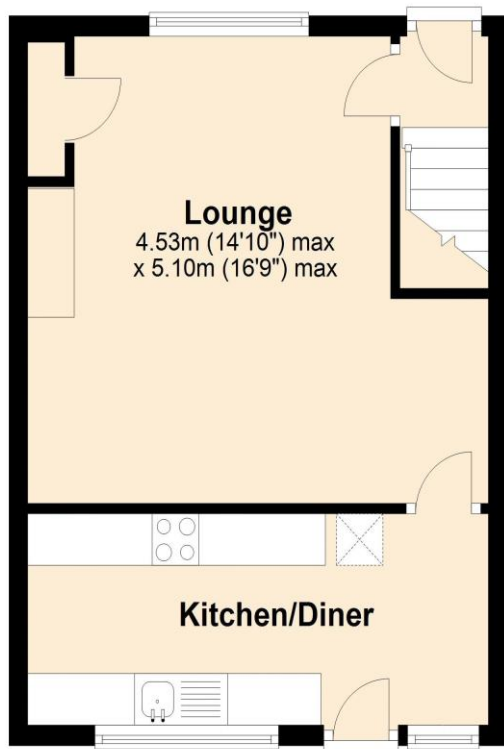


---

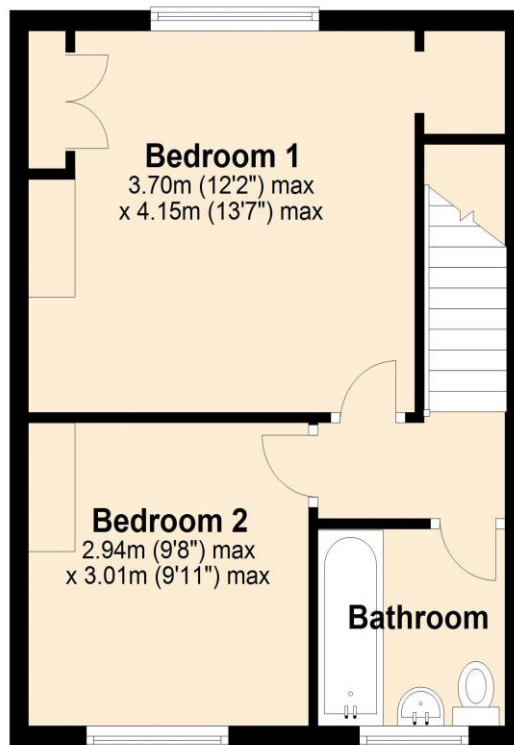
**EPC Graph (full EPC available on request)**

# Floorplan

## Ground Floor



## First Floor



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®

