



## **Borrowdale Crescent, Winlaton, Tyne And Wear, NE21 6QA**

**\*\*\*CHAIN FREE\*\*\*** A recently modernised three bedroom end terrace family home, featuring a multi vehicle driveway and gardens to three sides. The ground floor offers a spacious lounge/diner and a separate kitchen with built in storage. Upstairs, there are three well proportioned bedrooms and a modern family bathroom fitted with a white suite. Offering fantastic potential to personalise, this attractive home is ideal for a range of buyers and is not to be missed. EPC Rating D.



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

**Well Presented!**

**Three Bedrooms**

**Multi Vehicle Driveway**

**Lovely Gardens**

**EPC Rating D**

**£140,000**

**Lounge/Diner 20' 11" x 10' 8" (6.38m x 3.25m)**

A dual aspect spacious lounge and dining space looking out onto the gardens each side.

**Kitchen 8' 9" x 7' 7" (2.67m x 2.32m)**

The kitchen benefits from fitted wall and base units for storage along integrated oven hob and under the stairs cupboard plumbed for the use of a washing machine.

**Bedroom 1 11' 3" x 10' 0" (3.44m x 3.05m)**

**Bedroom 2 11' 1" x 9' 10" (3.37m x 3.00m)**

**Bedroom 3 7' 8" x 6' 9" (2.34m x 2.07m) Max**

Features a built in wooden single bed base with storage space beneath.

**Bathroom 7' 2" x 6' 4" (2.18m x 1.92m)**

Features a modern white suite bath with overhead shower, W/C and wash basin.

**Externally**

The property benefits from three different enclosed garden spaces ideal for entertaining, a multi vehicle pebble driveway to the side of the property with additional on street parking also available!

**Additional Information**

This is a freehold property. EPC Rating D. Council Tax Band A. 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.





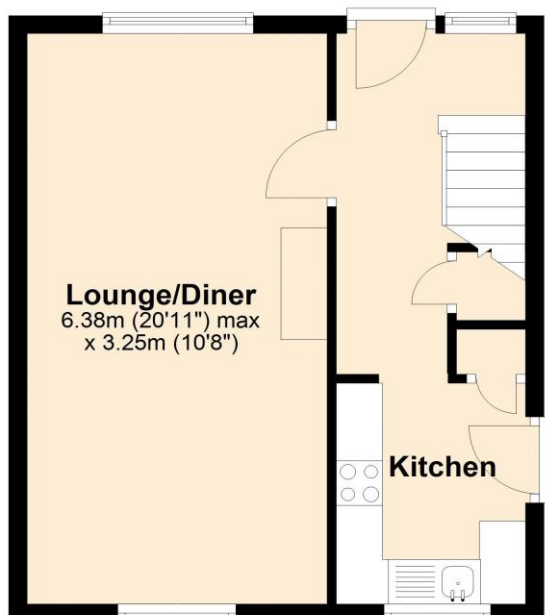
**EPC Graph (full EPC available on request)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

# Floorplan

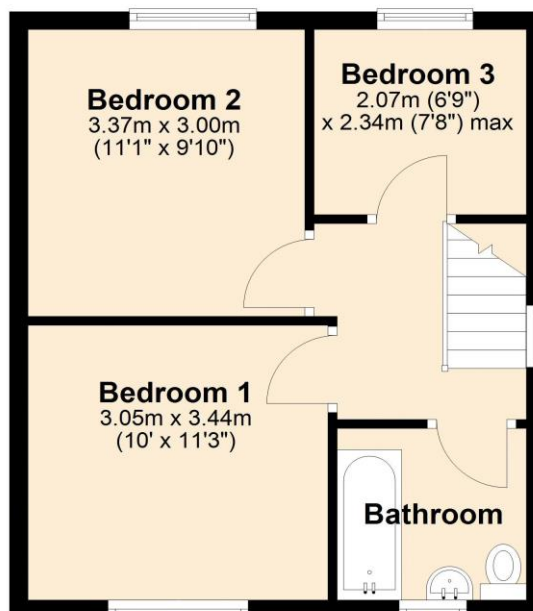
## Ground Floor

Approx. 34.5 sq. metres (370.8 sq. feet)



## First Floor

Approx. 35.8 sq. metres (385.1 sq. feet)



Total area: approx. 70.2 sq. metres (755.9 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®

