



Half Fields Road, Winlaton, Tyne And Wear, NE21 5RR

*****CHAIN FREE***UPDATED BY CURRENT OWNERS*****

This lovely feel extended three bed semi detached home is sure to be ideal for a wide range of buyers looking for a home close to the heart of Winlaton Village! The ground floor delivers the perfect family scene: a welcoming lounge opens into a dining area and bright orangery, with a separate kitchen! Upstairs offers three well-proportioned bedrooms, a contemporary new bathroom, and useful additional cupboard storage. Outside, generous gardens wrap around the home with lawn, patio and pebble areas, plus handy shed storage and a multi-vehicle driveway. A property not to be missed out on, arrange an early viewing to avoid missing out! Awaiting EPC.

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

Semi Detached Home

Three Bedrooms

Spacious Plot

Gated Driveway & Garden

Awaiting EPC

£175,000

Lounge 12' 8" x 12' 8" (3.87m x 3.85m) Max

Benefits from built in cupboard for storage, electric fireplace and outlook into the front garden.

Dining Area 9' 4" x 9' 0" (2.84m x 2.75m)

Open dining area which leads to the orangery and kitchen.

Kitchen 10' 0" x 9' 4" (3.06m x 2.84m)

A newly fitted kitchen with integrated appliances ; electric oven/hob, under the counter wine cooler, and fridge/freezer.

Orangery 8' 10" x 8' 10" (2.70m x 2.69m)

A lovely orangery with patio door access to the enclosed rear garden, ideal for entertaining.

Bedroom 1 12' 1" x 10' 2" (3.69m x 3.09m) Max

Benefits from built in storage cupboard and pleasant outlook to the front of the house.

Bedroom 2 11' 3" x 10' 11" (3.43m x 3.32m) Max

Benefits from built in storage and outlook to the rear garden space and surrounding gardens.

Family Bathroom 7' 10" x 5' 11" (2.39m x 1.81m)

The bathroom features a modern white suite W/C, Wash Basin and Walk In Sower.

Bedroom 3 8' 10" x 7' 5" (2.70m x 2.25m) Max

The third bedroom hosts the over the stairs cupboard and acts as a single bedroom.

Externally

Externally this fantastic property boasts wrap around gardens to the front, side and rear with gravelled driveway and easy walking distance to Winlaton Village!

Solar Panels

The vendor has advised to the best of their understanding that the solar panels have been fitted via a Shade Greener through a government scheme. There are 14 years remaining on the lease. The owners of the property are responsible for the main roof. A shade greener is responsible for maintaining and repairs to the solar panels.

Additional Information

We understand this property is freehold. Council tax band A . Awaiting EPC. 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 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.

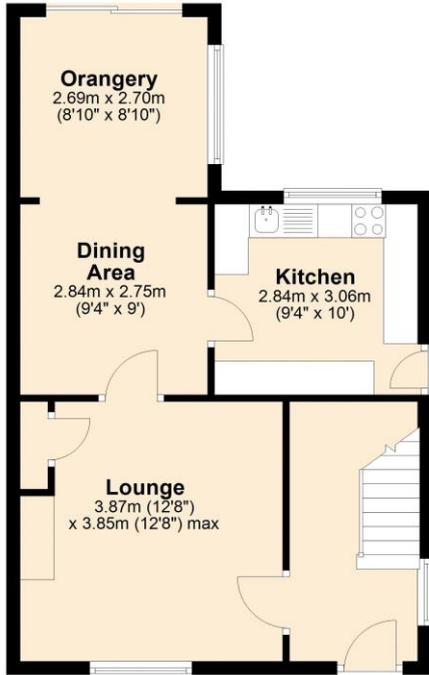




Floorplan

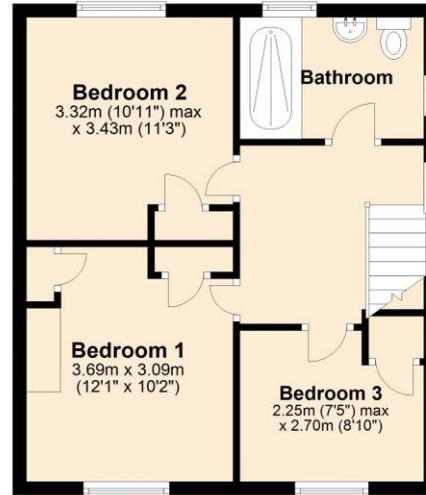
Ground Floor

Approx. 48.3 sq. metres (520.3 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



Total area: approx. 89.4 sq. metres (962.7 sq. feet)

EPC Graph (full EPC available on request)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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