



Brandon Close, Winlaton, Tyne And Wear, NE21 6PN

*****CHAIN FREE***** This spacious two bedroom detached bungalow simply must be viewed to be appreciated! The property comprises of entrance hallway, lounge, kitchen, two bedrooms and bathroom W/C to the ground floor. To the first floor there is a loft room which provides useful additional storage. Externally the property benefits from a driveway leading to attached garage, as well as a lovely garden with raised decked seating area and lawn. Viewing highly recommended. EPC rating E.



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

Detached Bungalow

Two Bedrooms

Lovely Garden

Driveway & Garage

EPC Rating E

Offers Over £185,000

Lounge 16' 3" x 11' 11" (4.95m x 3.63m) max
Feature fireplace. French doors to rear garden.

Kitchen 12' 6" x 8' 10" (3.80m x 2.70m)
Fitted with a range of wall and base units, integrated double oven/hob. Space for freestanding appliances (not included). Cupboard housing gas fired Baxi combi boiler. French doors to rear garden.

Bedroom 1 11' 5" x 10' 4" (3.48m x 3.16m)

Bedroom 2 11' 5" x 10' 5" (3.48m x 3.18m) max

Bathroom 8' 5" x 8' 10" (2.56m x 2.69m) max
Bath with shower over, separate shower cubicle, wash basin, W/C.

Loft Room 21' 7" x 9' 4" (6.57m x 2.85m) max
Accessed via a fixed staircase. Ideal for additional storage.
NOTE: this room has limited ceiling height.

Garage 16' 0" x 7' 11" (4.87m x 2.41m)
Up and over garage door, door to rear to access garden. Power and light.

Externally

Driveway leading to garage. Further parking available on street. Small garden to front, large garden to rear with raised decked seating area and lawn.

Additional information

This property is freehold. Council tax band C.

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.

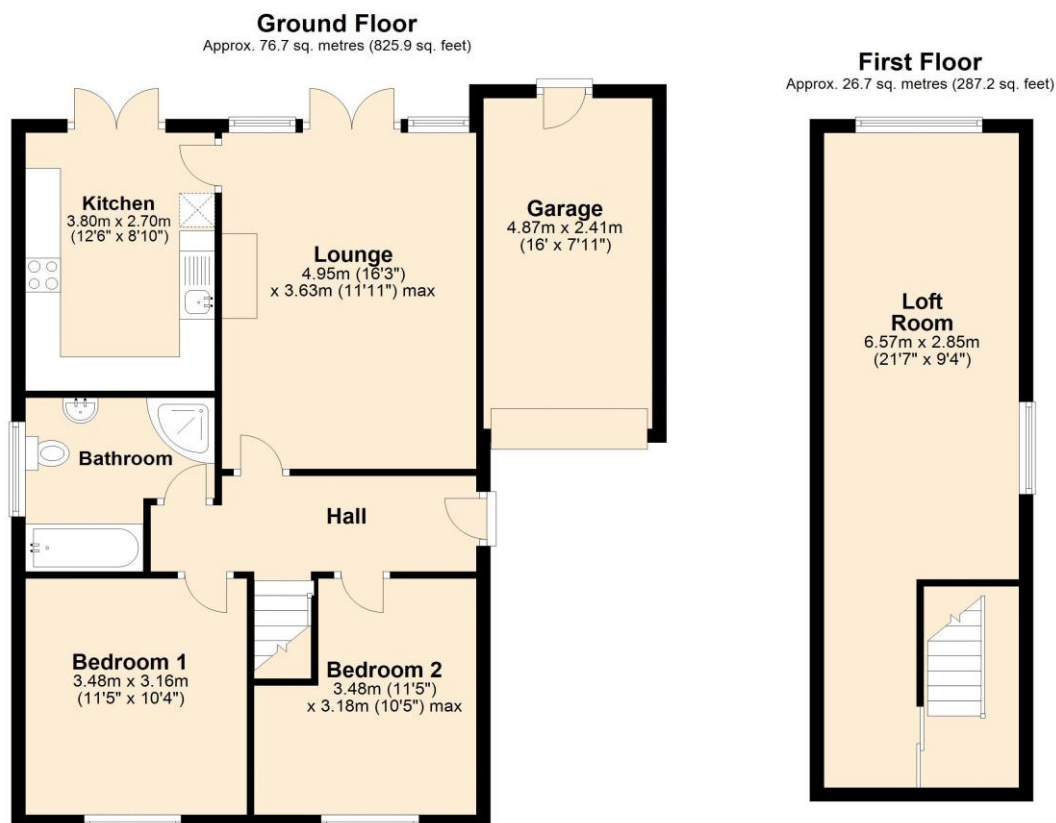




EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Floorplan



Total area: approx. 103.4 sq. metres (1113.1 sq. feet)

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