



Parkgate Lane, Winlaton, Tyne And Wear, NE21 6QH

*****CHAIN FREE***** Three bedroom semi-detached house in this popular area of Winlaton. The property comprises of entrance hallway, lounge, dining room, kitchen and storage rooms to the ground floor. To the first floor there are three bedrooms all with built in storage, a separate W/C and bathroom. Externally the property benefits from a driveway and garden to the front and enclosed garden to the rear. Although in need of updating, this lovely property will make an ideal home, for many buyers looking to be close to both schools and village amenities! Viewing highly recommended. Awaiting EPC.



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

Semi Detached

Three Bedrooms

Gardens

Renovation Property!

Awaiting EPC

£119,950

Lounge 12' 8" x 12' 6" (3.86m x 3.82m)

Features electric fireplace and pleasant outlook to the front garden.

Dining Area 9' 3" x 9' 0" (2.83m x 2.75m)

Features a pleasant outlook to the rear garden and access to the kitchen.

Kitchen 9' 5" x 9' 3" (2.88m x 2.82m)

Features a range of wall and base units for storage, under the stairs cupboard and integrated oven/hob.

Bedroom 1 12' 6" x 11' 11" (3.80m x 3.62m) Max

Benefits from built in cupboard space.

Bedroom 2 11' 3" x 10' 3" (3.42m x 3.13m) Max

Benefits from built in storage area and outlook to the rear garden.

W/C 6' 1" x 2' 3" (1.86m x 0.68m)

W.C.

Bathroom 11' 3" x 10' 3" (3.42m x 3.13m)

Bath, Wash Basin, overhead shower.

Bedroom 3 9' 5" x 8' 7" (2.86m x 2.61m) Max

Features a built in over stairs cupboard for storage.

Externally

Externally there is a paved driveway and small garden to the front with additional on street parking available close by. To the rear is a low maintenance enclosed garden ideal for entertaining.

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.

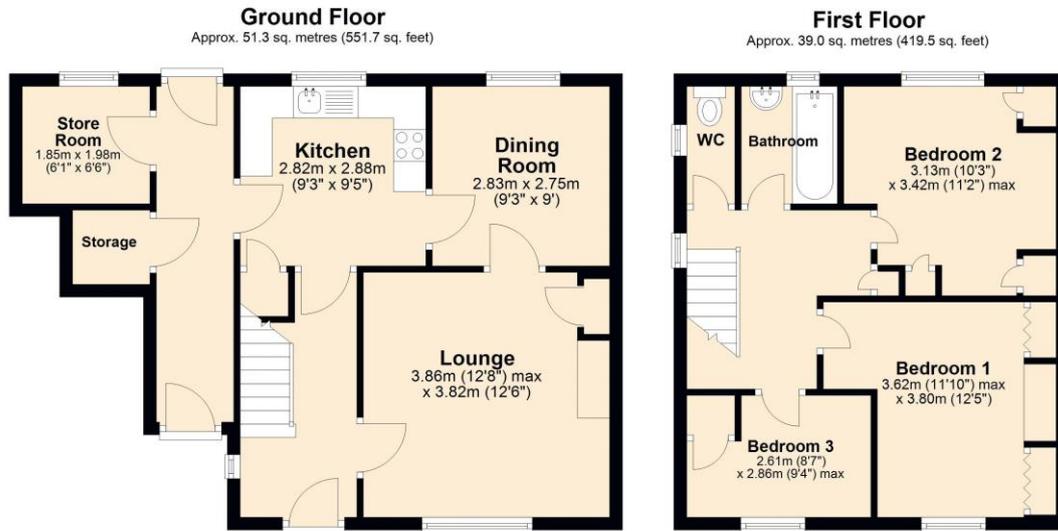
Important Note Purchasers

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



Total area: approx. 90.2 sq. metres (971.2 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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