



Brinkburn Close, Winlaton, Tyne And Wear, NE21 6HW

*****CHAIN FREE***** Living Local are delighted to present this spacious, 3 bed family home situated in a sought after location on Hanover Estate, Winlaton. To the ground floor you will find an entrance porch, W/C, a hallway leading to the lounge/diner and sun room, kitchen and utility room. To the first floor are three bedrooms and a bathroom with a walk in shower. Externally, there is a driveway and a garage for off street parking with a gravel garden to the front of the property. To the rear is a lovely enclosed garden with decking and storage sheds. Viewing is highly recommended to appreciate what this property has to offer. EPC rating C.

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

Semi-Detached House

Three Bedrooms

Ground Floor W/C

Driveway, Garage & Garden

EPC Rating C

£200,000

Entrance Porch 6' 8" x 5' 0" (2.02m x 1.53m)

Ground floor W/C 4' 0" x 2' 11" (1.21m x 0.89m)
Wash basin and W/C.

Lounge 13' 11" x 11' 7" (4.24m x 3.52m)
Feature fireplace.

Dining Room 10' 6" x 8' 9" (3.21m x 2.67m)
Patio doors to sun room.

Sun Room 15' 2" x 11' 0" (4.62m x 3.35m)
Patio doors to garden.

Kitchen 11' 2" x 8' 11" (3.41m x 2.71m)
Fitted with a range of wall and base units.

Utility Room 8' 8" x 8' 8" (2.65m x 2.63m)
Fitted with a range of wall and base units with integrated double oven and hob. Patio doors leading to rear garden.

Garage 17' 0" x 8' 10" (5.17m x 2.69m)

Bedroom 1 11' 11" x 9' 10" (3.64m x 2.99m)
Fitted wardrobes.

Bedroom 2 11' 6" x 10' 8" (3.50m x 3.24m)
Fitted Wardrobes and built in cupboard.

Bedroom 3 8' 11" x 7' 8" (2.73m x 2.33m)
Fitted Wardrobes and built in storage cupboard with loft access.

Bathroom 8' 9" x 5' 5" (2.66m x 1.66m)
Walk in shower cubicle, wash basin and W/C.

Externally

Paved driveway leading to attached garage and gravel garden to front. Rear garden has a raised decking area, lawn and storage shed.

Additional Information

Council tax band C. EPC rating C. 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.





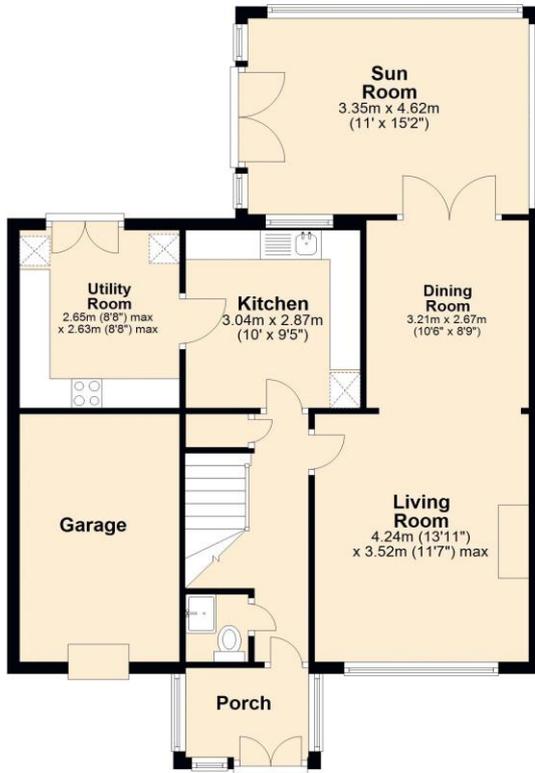
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

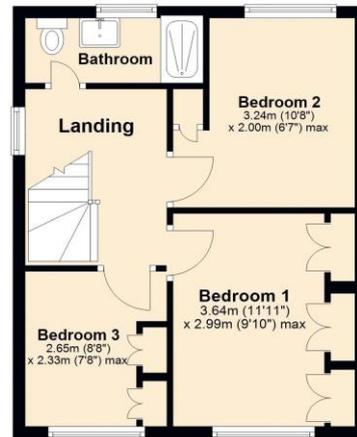
Ground Floor

Approx. 83.3 sq. metres (896.9 sq. feet)



First Floor

Approx. 36.0 sq. metres (388.0 sq. feet)



Total area: approx. 119.4 sq. metres (1284.9 sq. feet)

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