



## Stephenson Way, Winlaton, Tyne And Wear, NE21 6QP

**\*\*\*CHAIN FREE\*\*\*** This well maintained three bedroom family home simply must be viewed to be appreciated! The property comprises of entrance hall, lounge, dining room, kitchen and W/C to the ground floor. To the first floor are three well proportioned bedrooms and a spacious white suite bathroom. Externally the property benefits from lovely front and rear gardens, outhouse storage and driveway. Further parking available on street next to the property. This is likely to be popular so an early viewing is advised to avoid disappointment. Awaiting EPC.



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

**Semi Detached Home**

**Three Bedrooms**

**Enclosed Gardens**

**Close To Winlaton Village**

**Awaiting EPC**

**Offers Over £135,000**

**Lounge** 13' 7" x 11' 8" (4.13m x 3.56m) Max

Features a pleasant outlook over the front garden area and electric fireplace.

**Dining Area** 11' 5" x 8' 10" (3.47m x 2.69m)

Dining area features patio door access to the rear garden area.

**Kitchen** 11' 5" x 10' 11" (3.47m x 3.33m) Max

Hosting a range of wall and base units along with a good sized under stairs built in cupboard for storage, space for white goods and integrated oven/hob.

**W/C** 6' 1" x 3' 7" (1.86m x 1.09m)

W/C and Wash Basin.

**Bedroom 1** 12' 8" x 9' 7" (3.85m x 2.93m) Max

The main bedroom benefits from built in wardrobe storage.

**Bedroom 2** 12' 10" x 9' 11" (3.92m x 3.03m) Max

Benefits from built in cupboard storage.

**Bedroom 3** 9' 10" x 8' 1" (2.99m x 2.47m)

**Bathroom** 9' 6" x 6' 9" (2.89m x 2.05m)

The spacious bathroom consists of a white suite bath with overhead electric shower, W/C and wash basin.

**Externally**

Easy to maintain spacious gardens to the front and rear with paved patio to the side utilised as a driveway. Additional on street parking also available close by.

**Additional Information**

Council tax band B. Awaiting EPC. 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**

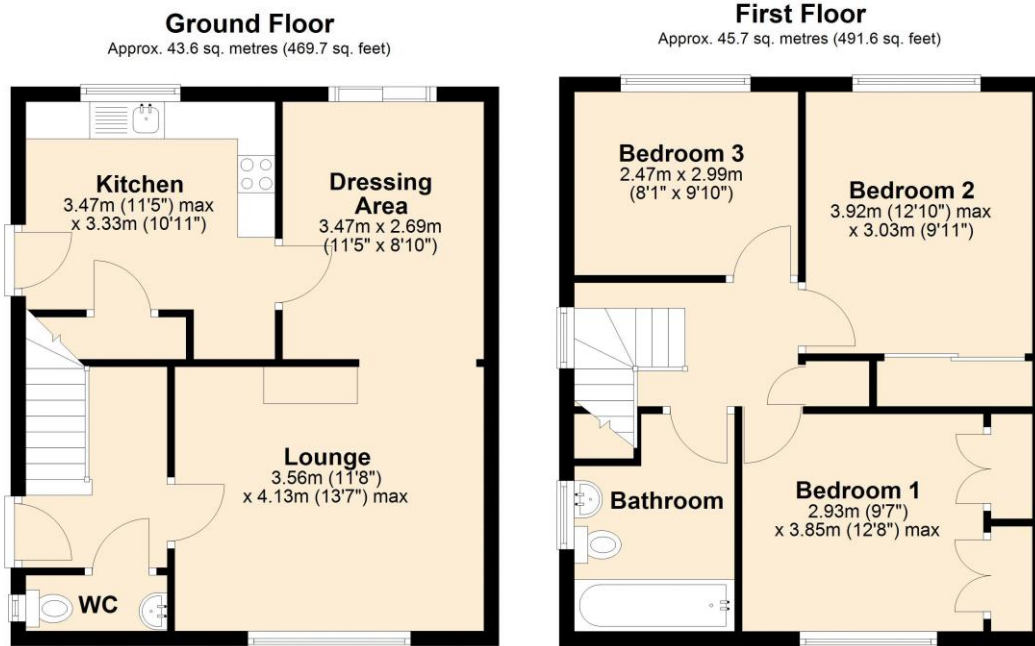
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.







# Floorplan



Total area: approx. 89.3 sq. metres (961.3 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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