

Rectory Lane Winlaton

- Semi Detached House
- Three Bedrooms
- Conservatory
- Gardens, Driveway & Garage
- No Onward Chain

OIEO £ 175,000







65 Rectory Lane

Winlaton, NE21 6PJ

THIS IS A SPLENDID OPPORTUNITY, ESPECIALLY FOR FIRST-TIME BUYERS OR FAMILIES LOOKING TO SETTLE IN A HOMELY

THE PROPERTY COMPRISES A TOTAL OF THREE BEDROOMS. TWO OF THESE ARE SPACIOUS DOUBLE BEDROOMS PROVIDING AMPLE ROOM FOR RELAXATION AND COMFORT. THE THIRD ROOM IS A COSY SINGLE BEDROOM, PERFECT FOR A CHILD'S ROOM, A GUEST ROOM, OR EVEN TRANSFORMED INTO AN OFFICE SPACE.

IN THE HEART OF THE HOUSE, YOU WILL FIND A CHARMING RECEPTION ROOM. IT FEATURES AN OPEN-PLAN LAYOUT THAT IS PERFECT FOR ENTERTAINING AND FAMILY GATHERINGS. THE ROOM IS BRIGHT AND INVITING, THANKS TO THE LARGE WINDOWS THAT FLOOD THE SPACE WITH NATURAL LIGHT.

THE HOUSE ALSO BOASTS A NEWLY FITTED KITCHEN, READY FOR YOU TO PREPARE YOUR FAMILY'S FAVOURITE MEALS. THE PROPERTY ALSO BENEFITS FROM A BEAUTIFULLY RENOVATED BATHROOM, WHICH ADDS A MODERN TOUCH TO THIS WELL-

ADDITIONAL FEATURES INCLUDE A LOVELY CONSERVATORY WHERE YOU CAN ENJOY YOUR MORNING COFFEE WHILE SOAKING UP THE SUN, AND THE BEST PART IS THAT THERE'S NO ONWARD CHAIN, ENSURING A SMOOTH TRANSACTION. THIS HOUSE IS ONE OF THE SIX PRIVATELY BUILT HOUSES IN THE STREET, CREATING A SENSE OF EXCLUSIVE LIVING.

THE LOCATION COULDN'T BE MORE IDEAL. EXCELLENT PUBLIC TRANSPORT LINKS ARE WITHIN REACH, MAKING YOUR DAILY COMMUTE A BREEZE. LOCAL AMENITIES AND SCHOOLS ARE ALSO NEARBY, ADDING TO THE CONVENIENCE OF LIVING IN THIS

DON'T HESITATE! THIS PROPERTY COULD BE THE DREAM HOME YOU'VE BEEN WAITING FOR.

Composite door and UPVC windows.

Hallway

Radiator.

UPVC window, low level wc, wash basin, part tiled and part cladded.

Lounge: 15'7" 4.75m x 11'4" 3.45m max

 $\overline{\mbox{UPVC}}$ window to the front, log burner, radiator and open plan to;

Dining Room: 11'8" 3.56m x 8'2" 2.48m Radiator and sliding doors to;

Conservatory:9'9" 2.97m x 9'5" 2.87m

Wood framed and radiator.

Kitchen: 12'6" 3.81m x 11'9" 3.58m

Newly fitted, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink unit and drainer, integrated oven and hob, integrated dishwasher and radiator

First Floor Landing:

Bedroom One: 13'8" 4.17m x 9'10" 2.99m

UPVC window, fitted wardrobes, built in storage and radiator.

Bedroom Two: 8'4" 2.54m x 8'2" 2.48m

UPVC window, storage and radiator

Bedroom Three: 11'11" 3.63m x 6'2" 1.88m plus robes

UPVC window, fitted wardrobes and radiator.

Bathroom:

Newly fitted. UPVC window, bath with shower over, low level wc, vanity wash hand basin fully cladded and heated towel rail.

Externally:

To the rear of the property there is a garden with an outhouse. To the front there is a further garden and a driveway providing off street parking and a garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS Water: MAINS Sewerage: MAINS Heating: MAINS

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property. the Tenure must be verified by your Legal Adviser

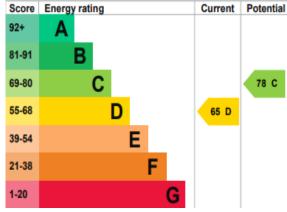
COUNCIL TAX BAND: C

EPC RATING: D

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we uld ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry electronic identity verification. This is not a credit check and will not affect your credit score. 16 Branches across the North-East

