



Park View Winlaton

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Garage, Gardens & Driveway
- No Onward Chain

OIRO £150,000



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18 Park View

Winlaton, NE21 6NH

FOR SALE IS THIS SEMI-DETACHED HOUSE, IN NEED OF MODERNISATION, MAKING IT AN EXCELLENT PROJECT FOR FIRST-TIME BUYERS OR FAMILIES LOOKING TO PUT THEIR OWN STAMP ON A PROPERTY. BOASTING THREE BEDROOMS AND ONE BATHROOM, THIS HOME OFFERS PLENTY OF SPACE FOR A GROWING FAMILY.

UPON ENTERING THE PROPERTY, YOU ARE GREETED BY TWO RECEPTION ROOMS. THE FIRST IS ADORNED WITH LARGE WINDOWS THAT FLOOD THE ROOM WITH NATURAL LIGHT, AND FEATURES A COZY FIREPLACE, MAKING IT AN IDEAL SETTING FOR RELAXING EVENINGS. THE SECOND RECEPTION ROOM OFFERS VIEWS OF THE GARDEN, PROVIDING A SERENE BACKDROP FOR FAMILY GATHERINGS OR QUIET MOMENTS OF RELAXATION.

THE PROPERTY OFFERS THREE WELL-SIZED BEDROOMS WITH THE FIRST TWO BEING DOUBLE ROOMS. THE SECOND BEDROOM ENJOYS THE ADDED BENEFIT OF BUILT-IN WARDROBES FOR ADDITIONAL STORAGE. THE THIRD BEDROOM, A COMFORTABLE SINGLE ROOM, IS PERFECT FOR A CHILD'S ROOM OR HOME OFFICE.

THE KITCHEN COMES WITH SOME INTEGRAL APPLIANCES, OFFERING A SOLID FOUNDATION FOR THOSE WHO LOVE TO COOK. THERE IS AN ACCESSIBLE BATHROOM THAT IS DESIGNED TO ACCOMMODATE EVERYONE.

FURTHER ENHANCING THE PROPERTY'S APPEAL IS THE INCLUSION OF A DOWNSTAIRS WC, A GARAGE FOR SECURE PARKING OR ADDITIONAL STORAGE, AND A DRIVEWAY. THE PROPERTY ALSO BENEFITS FROM A LARGE ENCLOSED REAR GARDEN, OFFERING A SAFE SPACE FOR CHILDREN TO PLAY OR FOR HOSTING SUMMER BARBECUES.

SITUATED IN A DESIRABLE LOCATION WITH EXCELLENT PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES WITHIN EASY REACH, THIS HOUSE OFFERS GREAT POTENTIAL. THE PROPERTY IS ALSO OFFERED WITH NO ONWARD CHAIN, ALLOWING FOR A SMOOTHER AND QUICKER SALE.

Entrance:

Wooden door to the front and radiator.

Lounge: 13'0" 3.96m into alcove x 12'5" 3.78m

UPVC window to the front, electric fire with surround and radiator.

Dining Room: 10'3" 3.12m x 8'11" 2.72m

UPVC window and radiator.

Kitchen: 10'5" 3.18m x 10'2" 3.10m

UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit with drainer, integrated gas hob and electric oven with grill, space for washing machine and radiator.

WC:

UPVC window.

First Floor Landing:

UPVC window and storage.

Bedroom One: 11'11" 3.63m x 10'10" 3.30m into alcove

UPVC window, storage and radiator.

Bedroom Two: 13'0" 3.96m x 8'8" 2.64m plus robes

UPVC window, fitted wardrobes with drawers and dressing table and radiator.

Bedroom Three:

Wet Room:

UPVC window, accessible electric shower, low level wc, wash hand basin, fully tiled and radiator.

Externally:

There are gardens to both the front and rear of the property, a driveway providing off street parking leading to an attached garage.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: UNKNOWN

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

MINING

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.

TENURE

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: B

EPC RATING: D

RY00006951.VS.EW.04.07.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would 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 out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

