



Naylor Avenue Winlaton Mill

- Semi Detached House
- Three Bedrooms
- Conservatory
- Double Driveway & Garage
- Enclosed Rear Garden

£ 200,000



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12 Naylor Avenue

Winlaton Mill, NE21 6SA

WE ARE PLEASED TO PRESENT THIS IMMACULATE THREE-BEDROOM SEMI-DETACHED HOUSE, PERFECTLY SUITED FOR FIRST TIME BUYERS AND FAMILIES. LOCATED IN A SOUGHT-AFTER AREA WITH CONVENIENT ACCESS TO SCENIC WALKING AND CYCLING ROUTES, THE PROPERTY OFFERS BOTH COMFORT AND FUNCTIONALITY.

UPON ENTRY, YOU ARE WELCOMED INTO A SPACIOUS RECEPTION ROOM, THOUGHTFULLY ARRANGED TO PROVIDE BOTH LIVING AND DINING AREAS—IDEAL FOR RELAXING OR ENTERTAINING GUESTS. THE MODERN KITCHEN BENEFITS FROM AN ABUNDANCE OF NATURAL LIGHT, CREATING A BRIGHT AND INVITING ENVIRONMENT FOR DAILY MEAL PREPARATION.

THE HOME PROVIDES THREE WELL-PROPORTIONED BEDROOMS: TWO DOUBLES AND ONE SINGLE, OFFERING AMPLE SPACE FOR FAMILY MEMBERS OR GUESTS. THE BATHROOM IS DESIGNED FOR CONVENIENCE, FEATURING BOTH A SEPARATE BATH AND SHOWER.

A REAL HIGHLIGHT OF THE PROPERTY IS THE CONSERVATORY, PROVIDING AN EXCELLENT ADDITIONAL LIVING SPACE THAT OVERLOOKS THE REAR GARDEN. THE GARDEN ITSELF IS DESIGNED FOR LOW MAINTENANCE, FEATURING DECKING AND ARTIFICIAL GRASS—IDEAL FOR OUTDOOR ENJOYMENT THROUGHOUT THE YEAR.

SITUATED TO THE FRONT OF THE HOUSE, THE DOUBLE DRIVEWAY PROVIDES GENEROUS OFF-STREET PARKING, COMPLEMENTED FURTHER BY A GARAGE FOR SECURE STORAGE OR ADDITIONAL VEHICLE SPACE.

THIS PROPERTY COMBINES MODERN LIVING WITH PRACTICAL FEATURES, ALL WITHIN EASY REACH OF LOCAL LEISURE ROUTES. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE WHAT THIS LOVELY HOME HAS TO OFFER.

Entrance:

UPVC door to the front, understairs storage, Karndean flooring and radiator.

Lounge: 12'4" 3.76m into alcove x 11'0" 3.35m plus bay
UPVC window, Karndean flooring, radiator and open plan to;

Dining Room: 12'4" 3.76m into alcove x 12'1" 3.68m
UPVC French door to conservatory, Karndean flooring and radiator.

Conservatory: 8'11" 2.72m x 8'1" 2.46m
UPVC conservatory, UPVC French doors to the garden and Karndean flooring.

Kitchen: 13'10" 4.22m x 10'7" 3.22m
Two UPVC windows, UPVC door to the garden, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl stainless sink unit with drainer, integrated gas hob, double electric oven, plumbed for washing machine, plumbed for dishwasher and Karndean flooring.

First Floor Landing:
UPVC window and storage.

Bedroom One: 12'6" 3.81m plus bay x 10'5" 3.18m into alcove
UPVC bay window to the front and radiator.

Bedroom Two: 11'1" 3.38m x 10'5" 3.18m into alcove
UPVC window and radiator.

Bedroom Three: 7'11" 2.41m x 5'5" 1.96m
UPVC window and radiator.

Bathroom wc:
Two UPVC windows, bath, walk in shower, low level wc, wash hand basin and heated towel rail.

Externally:

To the front of the property there is a double driveway providing off street parking and a garage. To the rear there is an enclosed garden with artificial grass, patio and decking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
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.

Agents Note:

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer.

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: C

EPC RATING: C

RY00007241.VS.EW.28.08.2025.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	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

