



Naylor Avenue Winlaton Mill

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Driveway & Garden
- No Onward Chain

£ 200,000



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

11 Naylor Avenue

Winlaton Mill, NE21 6SA

THIS SEMI-DETACHED HOUSE IS FOR SALE IN WINLATON MILL, BLAYDON-ON-TYNE, AND OFFERS THREE DOUBLE BEDROOMS, ALL WELL-PROPORTIONED, WITH ONE INCLUDING BUILT-IN WARDROBES. THE PROPERTY FEATURES TWO RECEPTION ROOMS; ONE RECEPTION ROOM BENEFITS FROM A FIREPLACE, WHILE THE SECOND PROVIDES DIRECT ACCESS TO A SOUTH-FACING GARDEN, WHICH INCLUDES A SUMMER HOUSE. THERE IS A KITCHEN WITH NATURAL LIGHT AND A BATHROOM EQUIPPED WITH A HEATED TOWEL RAIL. OFF STREET PARKING IS AVAILABLE.

WINLATON MILL IS SITUATED NEAR THE DERWENT WALK COUNTRY PARK, OFFERING EXTENSIVE WALKING AND CYCLING ROUTES SUITABLE FOR OUTDOOR ACTIVITIES. LOCAL AMENITIES IN BLAYDON INCLUDE A RANGE OF SHOPS, CAFES, AND SUPERMARKETS, ACCESSIBLE WITHIN A SHORT DRIVE. NEARBY SCHOOLS SUCH AS ST THOMAS MORE CATHOLIC SCHOOL AND WINLATON WEST LANE COMMUNITY PRIMARY SCHOOL PROVIDE EDUCATIONAL OPTIONS FOR FAMILIES.

FOR PUBLIC TRANSPORT, BLAYDON RAILWAY STATION IS THE NEAREST, CONNECTING RESIDENTS TO NEWCASTLE CITY CENTRE AND HEXHAM. THE STATION IS APPROXIMATELY A 10-MINUTE DRIVE AWAY, AND TRAINS TO NEWCASTLE TAKE AROUND 15 MINUTES. REGULAR LOCAL BUS SERVICES ALSO OPERATE BETWEEN WINLATON MILL AND SURROUNDING AREAS.

THIS PROPERTY OFFERS PRACTICAL ACCESS TO GREEN SPACES, LOCAL SCHOOLS, AND TRANSPORT LINKS, MAKING IT SUITABLE FOR FAMILIES AND FIRST-TIME BUYERS. THE SOUTH-FACING GARDEN, OFF STREET PARKING, AND THE PEACEFUL VILLAGE SETTING PROVIDE FURTHER CONVENIENCE FOR DAY-TO-DAY LIVING.

Entrance:
Composite door to the front and storage.

Hall:
UPVC door to the front and radiator.

Kitchen: 9'10" 2.99m x 8'7" 2.62m
UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl stainless steel sink unit, integrated gas hob and electric oven, plumbed for washing machine and dishwasher.

Lounge: 13'6" 4.12m into alcove x 11'9" 3.58m plus bay
UPVC bay window to the front, log burner, storage in alcoves and vertical radiator.

Dining Room: 20'11" 6.38m x 7'2" 2.18m
UPVC window, UPVC French door to the rear and two radiators.

First Floor Landing:
UPVC window.

Bedroom One: 14'4" 4.37m into bay x 11'4" 3.45m plus robes
UPVC bay window, two fitted wardrobes and radiator.

Bedroom Two: 11'11" 3.63m x 7'3" 2.214m
UPVC window and radiator.

Bedroom Three: 9'5" 2.87m x 8'10" 2.69m
UPVC window, built in cupboards and radiator.

Bathroom wc:
UPVC window, bath with shower over, low level wc, wash hand basin, fully tiled and radiator.

Externally:
There is a block paved driveway to the front providing off street parking and a South facing garden to the rear with a large patio, glass balustrade and a Summer house which has power and lighting.

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.

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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 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

