



Naylor Avenue | Winlaton Mill | NE21 6SA

£170,000



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SEMI DETACHED HOUSE

NO CHAIN

KITCHEN DINER

POPULAR LOCATION

FAMILY BATHROOM

DRIVEWAY

REAR GARDEN

VIEWING ADVISED

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THIS THREE-BEDROOM SEMI-DETACHED HOUSE IS **FOR SALE** IN THE POPULAR VILLAGE OF WINLATON MILL, NEAR BLAYDON-ON-TYNE. OFFERING A PRACTICAL LAYOUT, IT FEATURES ONE RECEPTION ROOM, A KITCHEN DINER AND ONE BATHROOM, MAKING IT WELL SUITED TO FAMILIES SEEKING A CONVENIENT BASE IN THIS AREA.

THE GROUND FLOOR INCLUDES A RECEPTION ROOM TO THE FRONT, LEADING THROUGH TO A KITCHEN DINER AT THE REAR, PROVIDING SPACE FOR BOTH COOKING AND EVERYDAY FAMILY MEALS. UPSTAIRS, THERE ARE THREE BEDROOMS AND A FAMILY BATHROOM. AN ENCLOSED REAR GARDEN OFFERS OUTDOOR SPACE FOR CHILDREN TO PLAY OR FOR SEATING AND ENTERTAINING.

WINLATON MILL IS WELL PLACED FOR ACCESS TO LOCAL AMENITIES IN NEARBY BLAYDON AND WINLATON, WHERE YOU WILL FIND SUPERMARKETS, SHOPS AND SERVICES. THE AREA IS ALSO CONVENIENT FOR ACCESS TO LOCAL SCHOOLS.

LOCAL GREEN SPACES AND RIVERSIDE WALKS ALONG THE RIVER DERWENT AND RIVER TYNE ARE WITHIN EASY REACH, OFFERING OPPORTUNITIES FOR WALKING AND CYCLING. THIS PROPERTY IS OFFERED FOR SALE WITH NO CHAIN.

The accommodation:

Entrance:

Wooden door to the front and vertical radiator.

Bathroom:

UPVC window, bath with shower, low level wc, vanity wash hand basin, part tiled, part clad and heated towel rail.

Lounge: 13'6" 4.12m into alcove x 11'9" 3.58m plus bay

UPVC bay window to the front, gas fire with surround, storage and radiator.

Kitchen Diner: 18'8" 5.69m x 13'1" 3.99m max

UPVC French doors, UPVC window, fitted with a range of matching wall and base units with work surfaces above incorporating sink with drainer, integrated electric oven, gas hob, Breakfast bar, ceiling lantern, dining space and vertical radiator.

First Floor Landing:

UPVC window.

Bedroom One: 18'1" 5.51m x 10'7" 3.22m into alcove

UPVC bay window to the front and vertical radiator.

Bedroom Two: 10'7" 3.22m x 9'0" 2.74m

UPVC window and vertical radiator.

Bedroom Three: 6'4" 1.93m x 5'11" 1.80m

UPVC window, airing cupboard and vertical radiator.

Bathroom:

UPVC window, bath, with shower, low level wc and wash hand basin.

Externally:

To the rear of the property there is an enclosed garden. To the front there is a garden with a driveway providing off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: C

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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