

Naylor Avenue | Winlaton Mill | NE21 6SA

£155,000

3 2 1

SEMI-DETACHED HOUSE

RENOVATION OPPORTUNITY

TWO RECEPTION ROOMS

NO ONWARD CHAIN

FAMILY BATHROOM

ENCLOSED GARDEN

OFF-STREET PARKING

SUBSTANTIALLY EXTENDED

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THIS SEMI-DETACHED HOUSE IS FOR SALE IN WINLATON MILL.

The accommodation:

Hallway:
Double glazed UPVC front door, stairs to the first floor, door to the lounge.

Lounge: 13'07 4.15m x 12'02 3.71m + bay window
Double glazed PVC bay to the front, storage cupboard under the stairs, radiator, door to the kitchen, and door to the second reception room.

Reception room two: 14'08 4.47m maximum x 19'02 5.84m maximum
Double glazed PVC window to the front, double glazed PVC window to the rear, two radiators.

Kitchen: 8'03 2.52m x 17'01 5.21m
Double glazed PVC window to the rear, PVC door to the rear garden, double sink and drainer, gas cooker point, plumbing for washing machine and radiator.

First Floor Landing:
Doors to bedroom 1,2,3, and the bathroom, access point to the loft space.

Bedroom One: 12'01 6.40m maximum x 14'03 4.34m maximum
Double glazed PVC window to the front, double glazed PVS window to the rear, fitted wardrobes and units.

Bedroom Two: 14'02 4.32 into the bay x 11'08 3.56m + wardobes
Double glazed PVC bay to the front, storage cupboard above the stairs, fitted wardrobes.

Bedroom Three: 9'11 3.02m x 9'01 2.77m
Double glazed PVC window to the rear.

Bathroom:
Double glazed PVC window to the rear, paneled bath with shower over, pedestal basin, wc.

Externally:
To the front, there is a garden and driveway providing off-street parking. To the rear of the property is a garden.

PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: UNKNOWN
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

Agents Note:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate, it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

COUNCIL TAX BAND: C
EPC RATING: D

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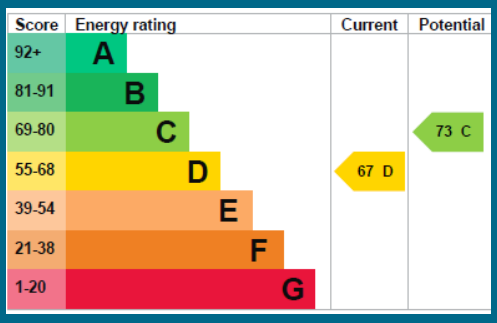

T: 0191 4131313
ryton@rmsestateagents.co.uk

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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

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.

The Property Ombudsman

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