NEWBANK WALK

WINLATON

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CHAIN FREE This two bedroom semi-detached bungalow has been beautifully cared for by the current owners and is pleasantly situated on a quiet tree lined pedestrian street. The property comprises of entrance porch, lounge, kitchen, two bedrooms and a modern shower room W/C. Additionally there is a garage which is accessed via a covered porchway from the kitchen. Externally the property benefits from gardens to the front, side and rear. The side garden could be used to extend the property itself or for addtional off street parking. Parking currently available outside of garage and on street. Early viewing essential to avoid disappointment! EPC rating C.





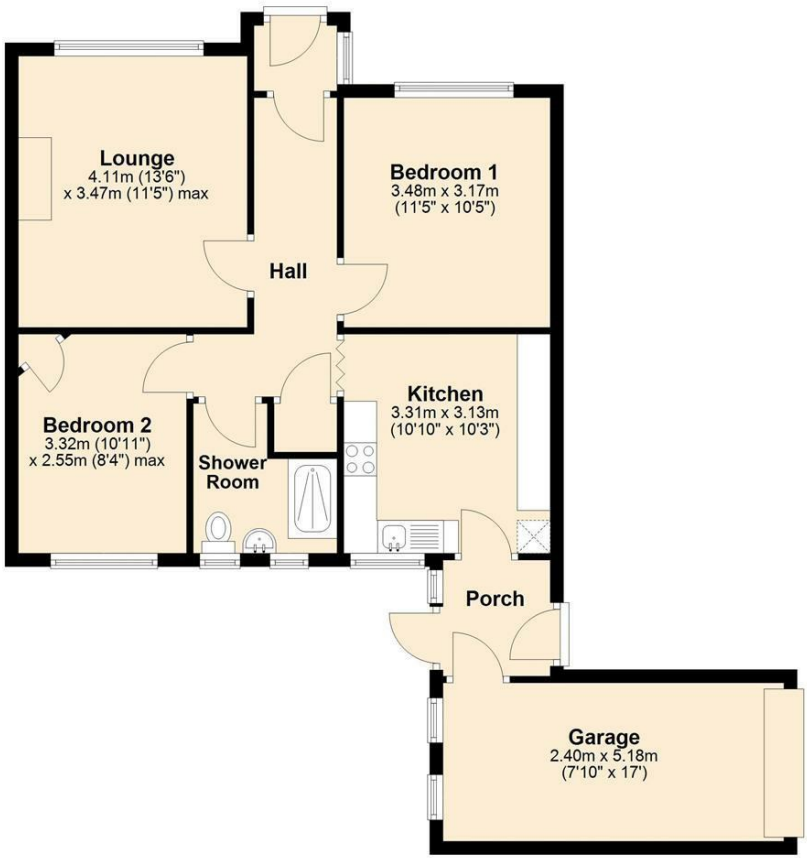




- ***CHAIN FREE***
- Semi-Detached Bungalow
- Two Bedrooms
- Lovely Location
- Garage & Gardens
- EPC Rating C

Ground Floor

Approx. 75.3 sq. metres (810.4 sq. feet)



Total area: approx. 75.3 sq. metres (810.4 sq. feet)

Lounge
13'6" x 11'5" max
Feature fireplace.

Kitchen
10'10" x 10'3"
Fitted with a range of wall and base units, integrated oven/hob. Space for freestanding appliances (not included).

Bedroom 1
11'5" x 10'5" max
Freestanding wardrobes (can be included or removed as required).

Bedroom 2
10'11" x 8'4" max
Freestanding wardrobes (can be included or removed as required). Built in cupboard.

Shower Room
7'5" x 7'2" max
Modern style fully cladded shower room comprising of a spacious shower cubicle, wash basin and W/C.

Garage
17'0" x 7'10"
Connected to property via covered porch. Light, power socket and manual roller door.

Externally
Gardens to front, side and rear. Side garden would be an ideal space to either extend to create a third bedroom and larger kitchen (subject to relevant consents) or to create secure off street parking. Enclosed low maintenance garden to rear. Parking available on street on the hardstanding area and in front of the garage.

Additional information
Council tax band: B
We understand this property is freehold.
Mobile phone coverage and broadband availability:
https://checker.ofcom.org.uk/
Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Important note to purchasers
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

Photo Disclaimer

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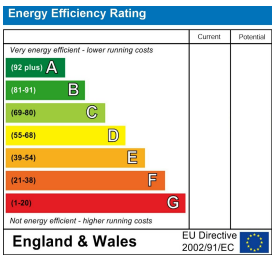

Asking Price £175,000

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