HALLGARTH MEWS

WINLATON

livinglocal

welcoming you home



Lovely modern four bedroom mid link townhouse, close to local shops and amenities in Winlaton Village. The property was built in 2017 and comprises of entrance hallway, lounge, kitchen/diner and W/C to the ground floor. To the first floor are three bedrooms and a family bathroom W/C. The top floor hosts the master bedroom with en-suite shower room. Externally the property benefits from an enclosed, low maintenance, south facing rear garden, as well as a driveway to the front for off street parking. Viewing essential! EPC rating B.









- Modern Townhouse
- En-Suite
- Viewing Essential!
- Four Bedrooms
- South Facing Garden
- EPC Rating B








BULOVA
LYNX
LYNX





Lounge
14'2" x 11'3"
Bay window.

Kitchen/Diner
15'10" x 13'11" max
Fitted with a modern range of wall and base units, built in oven/hob, fridge/freezer, washing machine and dishwasher. French doors to rear garden.

Ground floor W/C
4'6" x 3'9"
Wash basin, W/C and storage cupboard.

Bedroom 1
16'7" x 12'5" max
Dual aspect skylight windows.

En-suite
7'7" x 5'10"
Shower cubicle, wash basin, W/C.

Bedroom 2
12'7" x 8'10"

Bedroom 3
9'1" x 8'10"

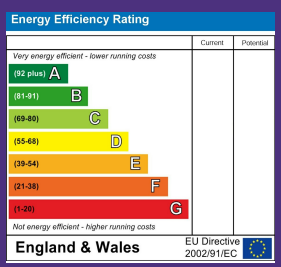
Bedroom 4
8'0" x 6'6"

Family Bathroom
8'10" x 5'11"
Bath with shower over, wash basin, W/C.

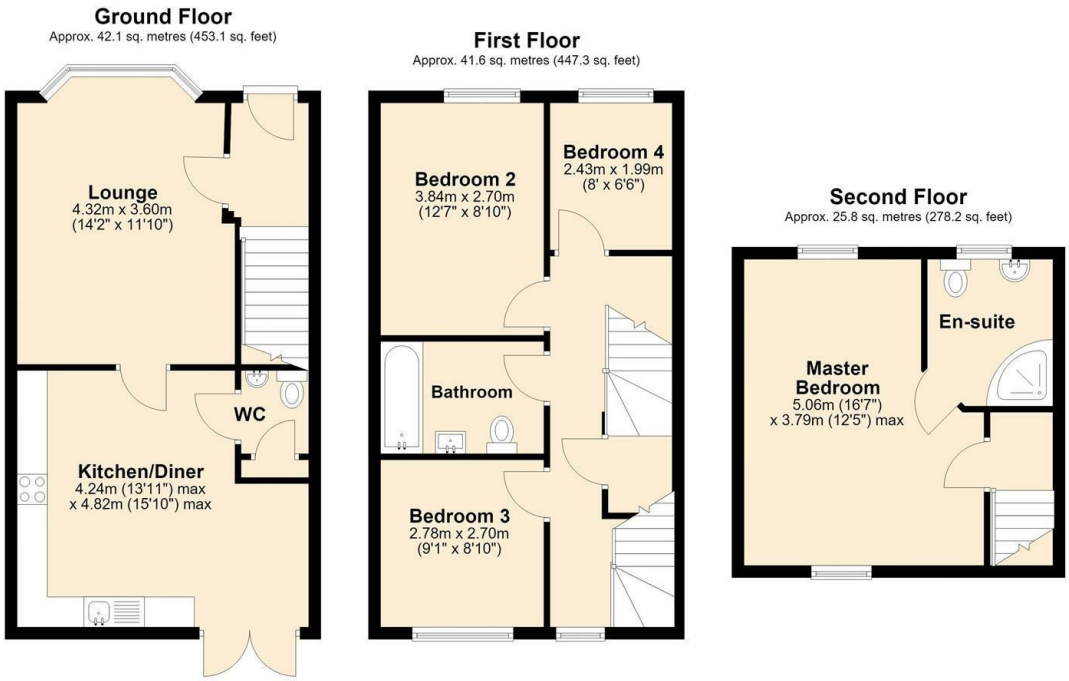
Externally
Enclosed south facing rear garden with artificial lawn and patio areas. Driveway to front with further parking available on street.

Additional information
Council tax band: C
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.



Offers Over £215,000



Total area: approx. 109.5 sq. metres (1178.6 sq. feet)

Disclaimer
1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



35 Front Street, Winlaton, Tyne and Wear, NE21 6AF
0191 414 1200
info@livinglocalhomes.co.uk