CONISTON CRESCENT

WINLATON

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welcoming you home

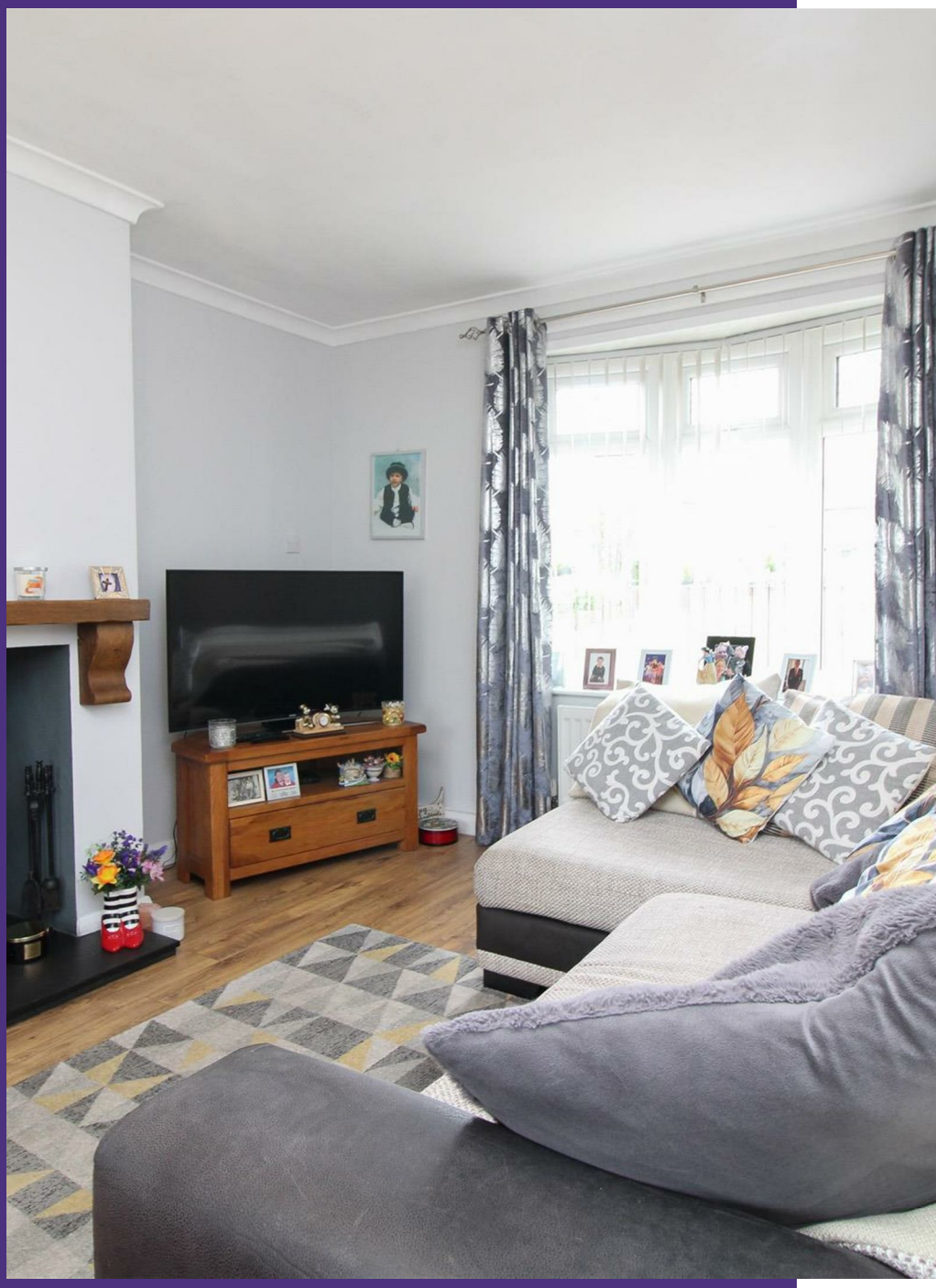


This well presented two bedroom semi detached property offers an excellent opportunity for first time buyers! The home opens into a welcoming entrance hallway, leading through to a spacious lounge/diner featuring a charming, wood burning stove, perfect for creating a cosy atmosphere. The ground floor also includes a well appointed kitchen and additional storage rooms, providing practical and versatile space. Upstairs, the property boasts two generously sized bedrooms and a family bathroom, all thoughtfully arranged to maximise comfort and functionality. Externally, the property benefits from a low-maintenance front garden, while the rear offers a pleasant lawned garden, ideal for relaxing or entertaining, along with a gated driveway providing convenient off road parking. Early viewing is highly recommended to fully appreciate what this lovely home has to offer. EPC C.









- Semi Detached Home
- Lovely Outlook
- Close To Village Amenities
- Two Bedrooms
- Gated Driveway
- EPC C













Lounge/Diner
18'11" x 9'9" Max
An open plan lounge/diner living space with pleasant outlooks to both front and back with feature log burning stove.

Kitchen
11'3" x 7'8" Max
Fitted with range of wall and base units for storage and space for white goods.

Bedroom 1
13'11" x 8'3" Max
Features a pleasant outlook to the front playing green with built in cupboard space for storage.

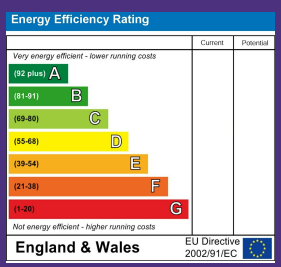
Bedroom 2
11'6" x 10'6" Max
Features a pleasant outlook to the rear garden with built in cupboard space for storage.

Bathroom
6'5" x 6'1" Max
Features a white suite W/C, Wash Basin and Shower.

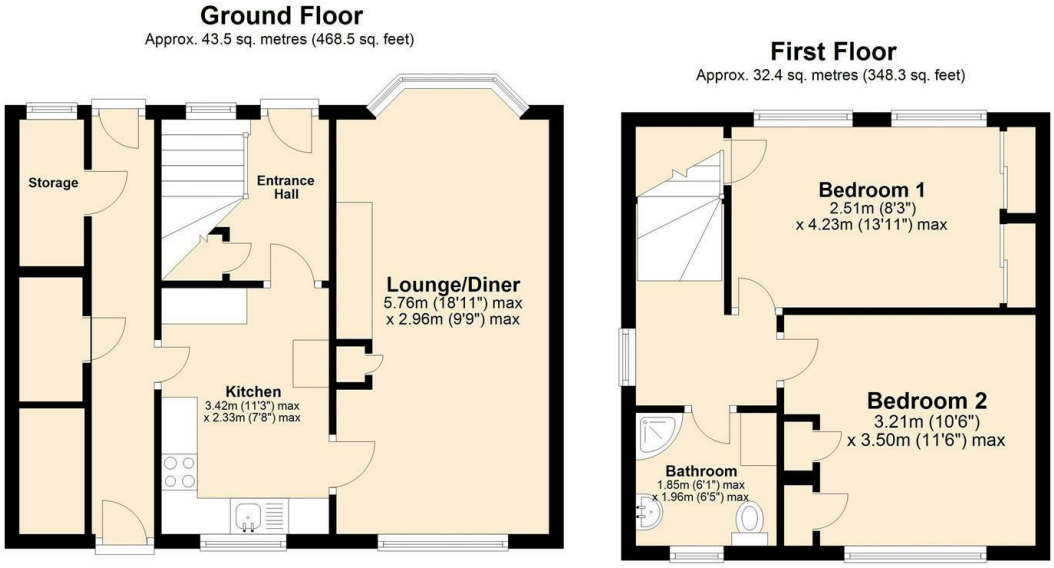
Externally
There is an easy to maintain paved area to the front of the garden and spacious paved, lawn and gated driveway to rear ideal for entertaining. The property is within a short walking distance from local bus stops.

Additional Information
Council tax band A. Awaiting EPC Rating. We have been advised this property is being sold at 100% ownership via vendor and Karbon Homes and this will be on a freehold basis once the sale completes.. 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 £110,000



Total area: approx. 75.9 sq. metres (816.8 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.



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