FLORENCE STREET

WINLATON

livinglocal

welcoming you home



CHAIN FREE Situated in the heart of the ever popular Winlaton Village, this charming stone built terraced home is offered to the market with no onward chain. The accommodation briefly comprises an entrance hallway, a spacious lounge featuring an attractive fireplace, and a well proportioned kitchen/dining area to the ground floor. Upstairs, there are two generous double bedrooms and a white suite bathroom. Externally, the property benefits from an enclosed rear yard, while on street parking is readily available. Ideally located close to a range of local amenities, shops and transport links, this property is sure to appeal to a variety of buyers. Early viewing is highly recommended. EPC awaited.









- ***CHAIN FREE***
- Two Bedrooms
- Viewing Recommended
- Stone Terrace
- Ideal First Purchase
- EPC Rating D









Lounge
14'11" x 13'5" max
Feature fireplace.

Kitchen/Diner
16'8" x 6'11"
Fitted with a range of wall and base units, integrated oven/hob, space for freestanding appliances. Under stairs storage cupboard. Space for small dining table.

Bedroom 1
13'7" x 11'9" max
Stunning feature fireplace, built in storage cupboard.

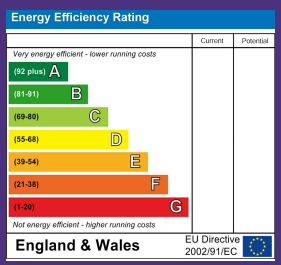
Bedroom 2
10'4" x 10'3" max

Bathroom
7'1" x 6'2"
Bath with shower over, wash basin, W/C.

Externally
Enclosed yard to rear with storage shed. Parking available on street.

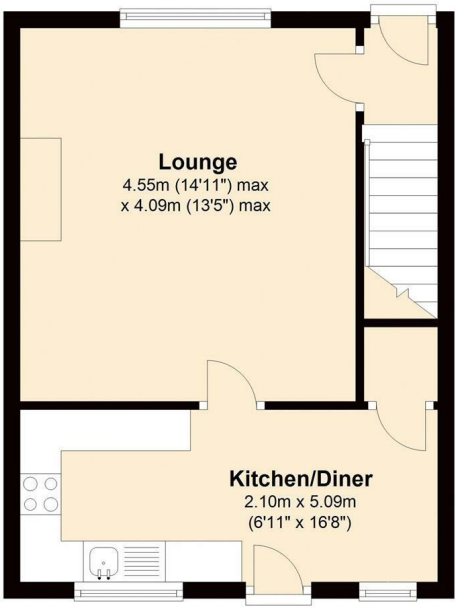
Additional Information
Council tax band A. Awaiting EPC Rating. We have been advised this property is freehold. Mobile phone coverage and broadband availability: https://checker.ofcom.org.uk/ Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity 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.

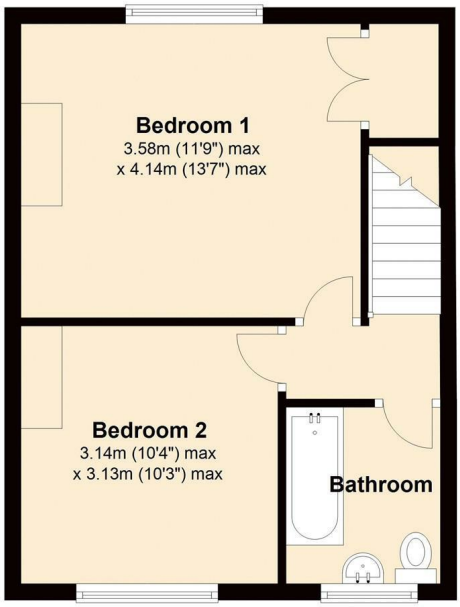


Asking Price £99,950

Ground Floor



First Floor



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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