STEPHENSON WAY

WINLATON

livinglocal

welcoming you home



CHAIN FREE Offering an excellent opportunity to create a home tailored to your own taste, this well proportioned two bedroom ground floor flat on Stephenson Way is ideal for both owner-occupiers and investors alike. The accommodation briefly comprises two bedrooms, a spacious lounge enjoying a pleasant outlook, a fitted kitchen, and a bathroom. Externally, the property benefits from a shared enclosed lawned garden to the front with mature planting, along with a shared patio garden to the rear. On street parking is also available. Whether you're looking for your next home or a fantastic investment opportunity, this property offers plenty of potential. Contact us today to arrange your viewing on 0191 414 1200. EPC Rating: D.









- ***CHAIN FREE***
- Lovely Views
- Lovingly Updated
- Ground Floor Flat
- Two Bedrooms
- EPC Rating D













Lounge
15'11" x 11'11"
Spacious lounge with pleasant outlook over surrounding farm land and Derwent countryside.

Kitchen
11'11" x 9'10" Max
Fitted with a range of wall and base units along with space for white goods.

Bathroom
7'2" x 5'4"
Features modern white suite shower, w/c and wash basin.

Bedroom 1
12'7" x 10'3" Max

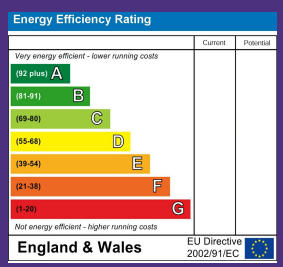
Bedroom 2
8'11" x 8'9"

Externally
Externally this lovely flat has shared enclosed garden spaces to the front and rear. With on street parking avail adjacent to the property. Located close to bus stops, schools and local village amenities.

Lease Information
The property is leasehold- the borough of Gateshead council manages the property. The annual ground rent is £10. The service charge is £XXX. The lease term is 125 years from November 1989 with 88 years remaining.

Additional Information
Council tax band A. EPC Rating D. We understand this property is leasehold. 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.

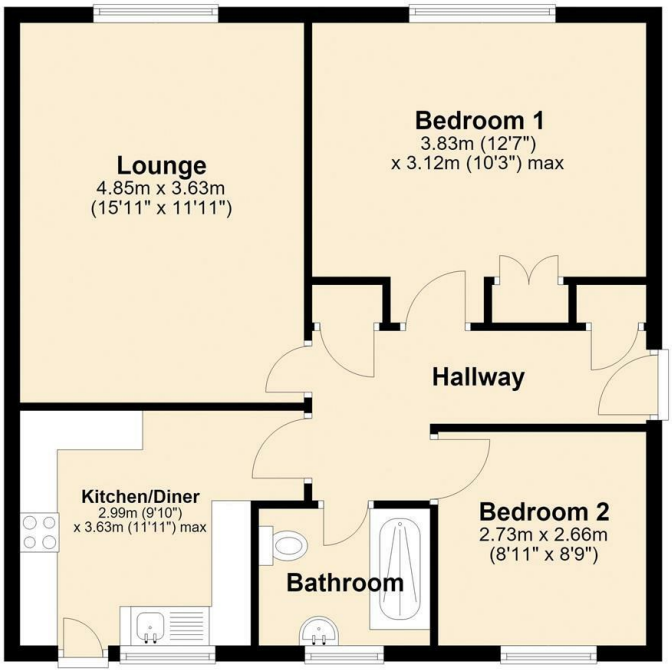
Important Note To Purchasers
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out 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 £95,000

Ground Floor

Approx. 58.9 sq. metres (634.0 sq. feet)



Total area: approx. 58.9 sq. metres (634.0 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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