LITCHFIELD STREET

WINLATON

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welcoming you home



CHAIN FREE Charming three bedroom stone built terrace, offering a great blend of character and practical living space. The ground floor features a welcoming open plan lounge and dining area with feature electric fireplace and useful storage, alongside a kitchen and downstairs bathroom. Upstairs are three well proportioned bedrooms. Outside, the property benefits from an enclosed front patio garden and a low maintenance rear yard, with on street parking available. A property that must be viewed to be appreciated! EPC Rating: C









- ***CHAIN FREE***
- Three Bedrooms
- Close to Winlaton Village
- Terraced House
- Open Plan Lounge/Diner
- EPC Rating C


Love











Lounge/ Dining Room
22'8" x 16'1"
Open plan lounge/dining room with the built in cupboards for additional storage.

Kitchen
13'2" x 6'6"
Fitted with a range of wall and base units for additional storage and integrated oven/hob.

Bathroom
7'7" x 7'4"
Bathroom fitted white suite of W/C, Wash Basin and Walk in shower.

Bedroom 1
16'1" x 10'10"
Main bedroom features built in wardrobe for additional storage.

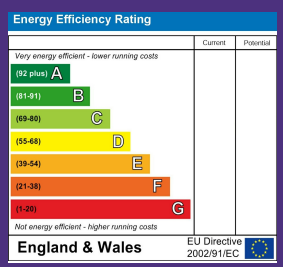
Bedroom 2
11'5" x 9'10"

Bedroom 3
13'1" x 6'6"

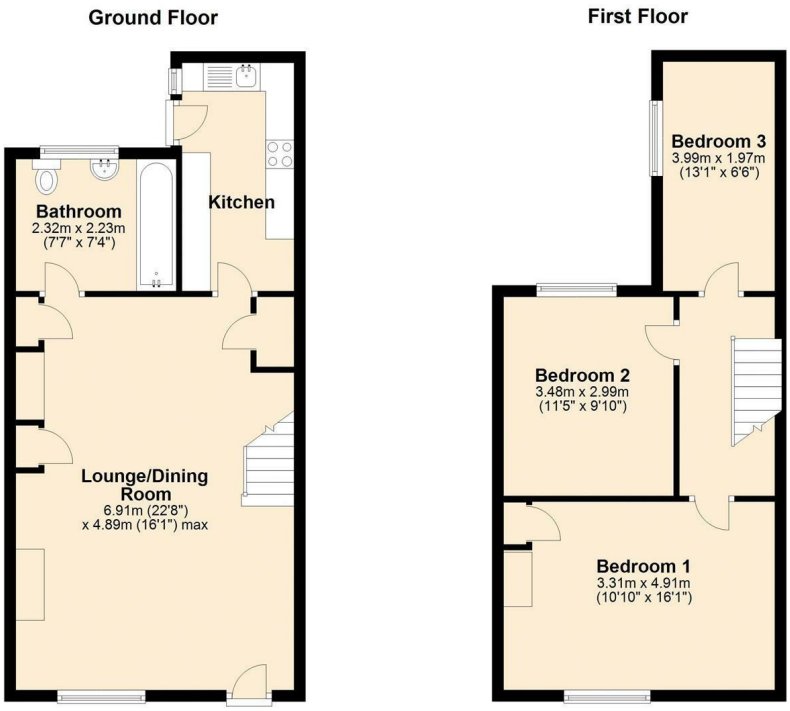
Externally
Externally there is a small yard to the rear and also an enclosed front patio garden area. Parking is available on street.

Additional Information
Council tax band A. EPC Rating 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 Purchaser
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 £90,000



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