



## East Lea, Winlaton, Tyne And Wear, NE21 6NS

**\*\*\*CHAIN FREE\*\*\*** Spacious one bedroom upper flat in a popular location in Winlaton. The property comprises of entrance hall, lounge with views, kitchen fitted with a range of wall and base units, white suite bathroom and double bedroom. The property benefits from two storage cupboards inside and a storage cupboard outside with a small garden area and cul de sac parking close by. This would make an ideal first purchase or investment. Viewing highly recommended. EPC Rating C.



**\*\*\*CHAIN FREE\*\*\***

**Upper Floor Flat**

**1 Bedroom**

**Cul De Sac Parking**

**Close To Local Amenities & Travel Links**

**EPC Rating C**

**Offers Over £70,000**

**Lounge** 15' 9" x 11' 6" (4.79m x 3.50m)

Spacious lounge used as a open lounge/dining area with outlook over the lawned areas to the front of the property and nearby field walks a short distance away.

**Kitchen** 7' 10" x 7' 9" (2.40m x 2.37m)

Fitted with a range of wall and base units, integrated oven/hob and space for white goods. (The owner has also noted items of furniture/white goods can be negotiated into an offer and left should a buyer wish).

**Bathroom** 7' 5" x 6' 1" (2.27m x 1.85m)

Fitted with a white suite bath with overhead shower, wash basin and w/c.

**Bedroom** 12' 8" x 11' 10" (3.86m x 3.60m)

Spacious double bedroom with walk in storage cupboard next to it- ideal to be converted into a walk in wardrobe area.

**Externally**

A small enclosed garden space to the rear with storage shed. Open lawned area to the front maintained by the council and cul de sac parking near by.

**Additional Information**

This is an upper floor flat leasehold property. Approximately 100years remaining on the lease. The current owner has advised the annual ground rent is £10 and their service charge is approximately £576 per annum. Please note this information is for reference only and would be checked and confirmed via a conveyancer during a purchase progression as part of their inquiries.

**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.



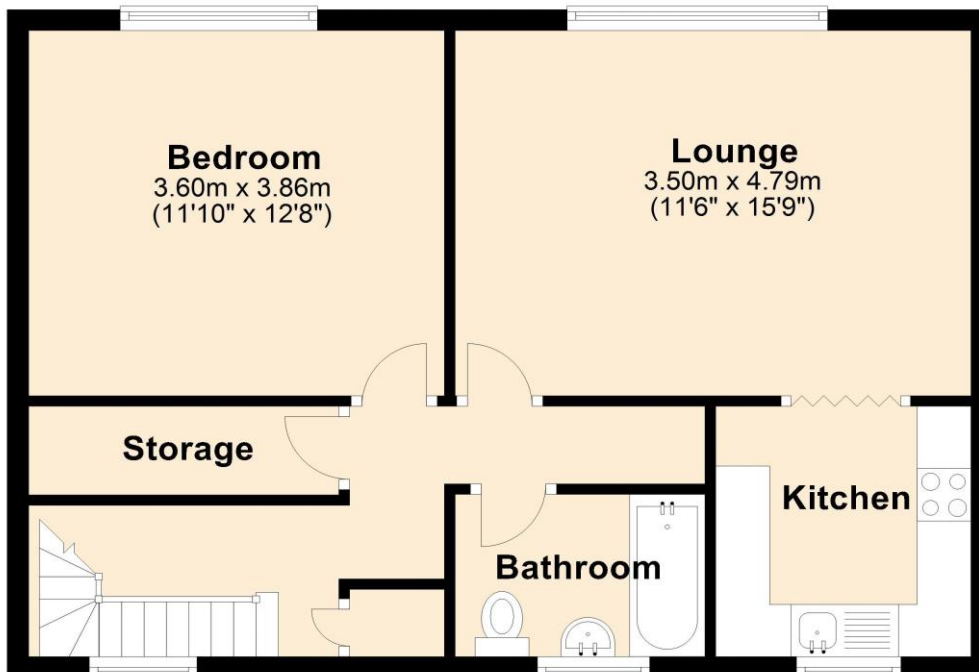
**EPC Graph (full EPC available on request)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Floorplan

## First Floor

Approx. 53.8 sq. metres (578.9 sq. feet)



Total area: approx. 53.8 sq. metres (578.9 sq. feet)

For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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