



## Garth Crescent, Winlaton, Tyne And Wear, NE21 6DG

Living Local is delighted to welcome to the market this extended three bedroom semi detached family home on the ever popular Garth Crescent! To the first floor there is an entrance porch, hallway, spacious lounge/diner, kitchen, utility area, downstairs w/c and additional bedroom. To the first floor there is two double bedrooms and a main family bathroom. Externally there is an enclosed garden to the rear and on street parking available to the front. Only a short distance from Winlaton Village amenities and local schools/nurseries this is a property not to be missed out on! EPC Rating E.



**\*\*\*Extended Family Home\*\*\***

**Three Bedroom**

**Two Bathrooms**

**Garden**

**On Street Parking**

**EPC Rating E**

**£145,000**

**Lounge/Diner** 18' 11" x 9' 8" (5.77m x 2.95m) Max

Spacious open plan lounge/dining area looking out to garden areas.

**Kitchen** 8' 3" x 7' 7" (2.52m x 2.32m) Max

Features a range of wall and base units for storage along with integrated oven/hob and space for white goods.

**Utility** 5' 10" x 5' 10" (1.79m x 1.78m) Max

The utility holds extra bench space housing the boiler and additional white goods.

**W/C** 4' 9" x 2' 8" (1.46m x 0.82m)

Features white suite W/C and Wash Basin.

**Bedroom 3** 12' 7" x 6' 0" (3.83m x 1.82m) Max

This is a downstairs bedroom within easy access of the w/c.

**Bedroom 1** 14' 5" x 8' 1" (4.40m x 2.47m) Max

Double bedroom with built in cupboard for storage.

**Bedroom 2** 11' 0" x 10' 5" (3.36m x 3.17m) Max

A good sized double room with alcove currently used as open wardrobe space.

**Bathroom** 6' 5" x 5' 3" (1.95m x 1.60m) Max

Features modern suite of bath with separate walk in shower, W/C and wash basin.

**Externally**

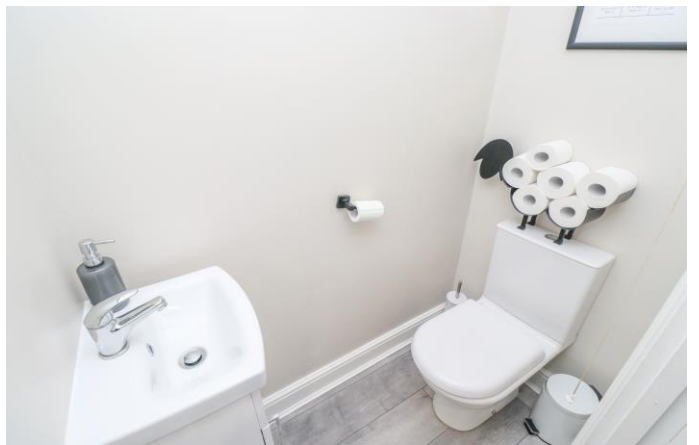
To the front of the property there is on street parking close by with a small easy to maintain garden. To the rear there is an enclosed garden ideal for entertaining.

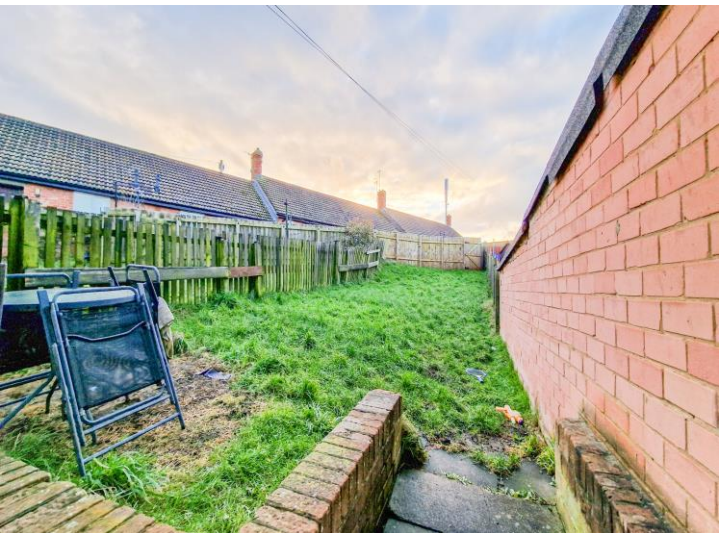
**Additional Information**

This is a freehold property. Council Tax Band A. EPC Rating E.

**Important Note To Purchaser**

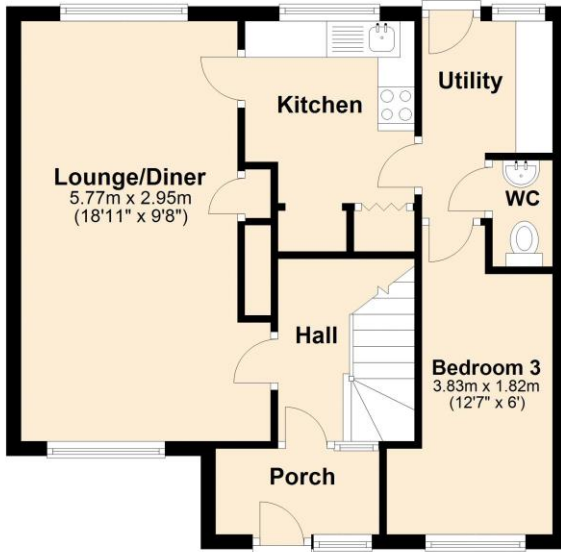
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



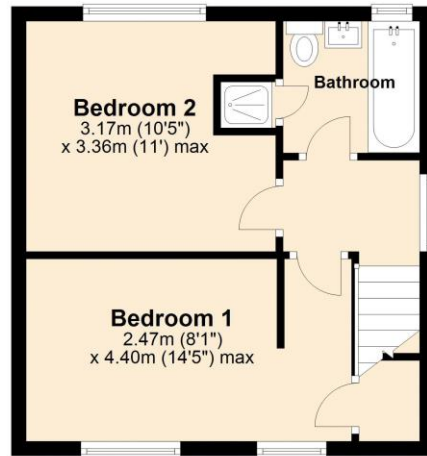


# Floorplan

**Ground Floor**  
Approx. 47.9 sq. metres (515.6 sq. feet)



**First Floor**  
Approx. 30.4 sq. metres (327.6 sq. feet)



Total area: approx. 78.3 sq. metres (843.1 sq. feet)

## EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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

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