



## Jobling Avenue, Winlaton, Tyne And Wear, NE21 4RR

\*\*\*CHAIN FREE\*\*\* Renovation Property!\*\*\* This spacious three bedroom semi detached home on Jobling Avenue, Winlaton is sure to impress a wide range of buyers looking for a property to transform and renovate into their own family home. To the ground floor there is an entrance hallway, lounge, kitchen/diner and integral access to the garage. The first floor boasts three good sized bedrooms and a separate bathroom/ w/c. Externally this lovely property benefits from a recently replaced roof, and features an attached garage with integral access to the house, drive to the front and spacious enclosed paved garden to the rear. This is a property packed with potential and simply not to be missed out on! Awaiting EPC.



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

Renovation Property

Semi Detached

Three Bedrooms

Spacious Plot

Awaiting EPC

**£112,500**

**Lounge** 14' 9" x 12' 10" (4.50m x 3.90m) Max

**Kitchen/Diner** 21' 3" x 8' 4" (6.48m x 2.53m) Max

Open plan kitchen/diner with a range of wall and base units for storage and space with for white goods. Integrated oven/hob.

**Bedroom 1** 12' 6" x 10' 1" (3.81m x 3.07m) Max

Benefits from a pleasant outlook over the rear garden and built in cupboard for storage.

**Bedroom 2** 13' 1" x 9' 0" (4.00m x 2.74m) Max

Benefits from built in cupboard for storage and additional cupboard currently used to house the water tank for the back boiler.

**W/C** 6' 1" x 2' 9" (1.85m x 0.85m)

Features W/C

**Bathroom** 6' 0" x 5' 0" (1.83m x 1.52m)

Benefits from bath and wash basin.

**Bedroom 3** 12' 6" x 10' 1" (3.81m x 3.07m) Max

This is still a great size room and has its own built in over stairs cupboard for storage.

### Externally

Externally there is an attached garage to the side, with driveway and pebble garden to the front along with enclosed garden with vegetable patches to the rear.

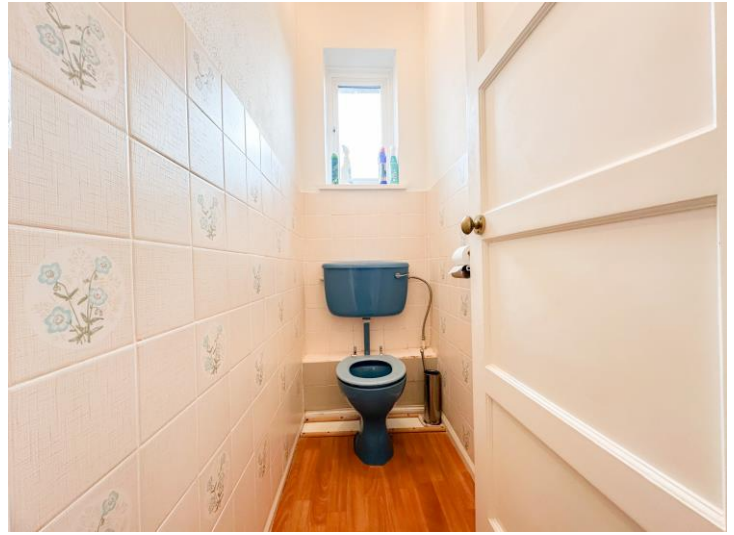
### Additional Information

This is a freehold property. Council Tax Band A. Awaiting EPC.

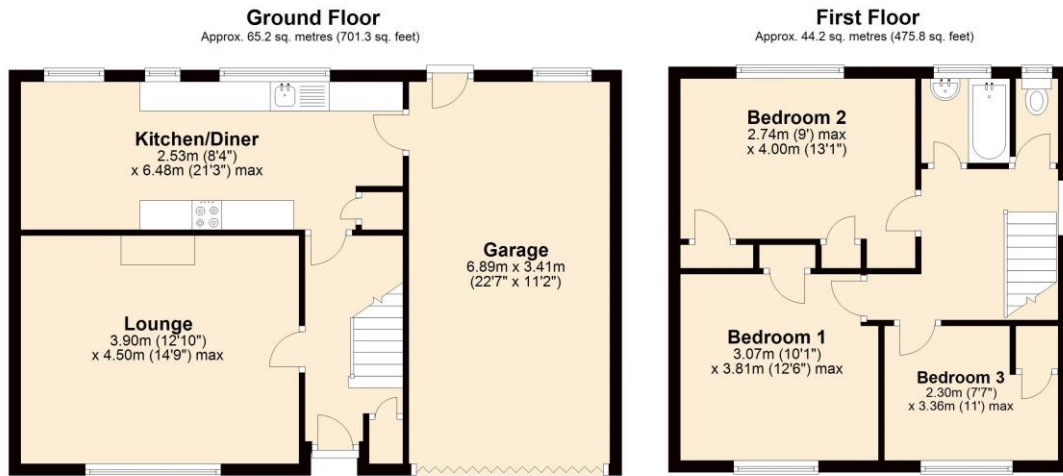
### Important Note To Purchasers

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.





# Floorplan



Total area: approx. 109.4 sq. metres (1177.1 sq. feet)

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

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

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