



**Florence Street, Winlaton,
Tyne And Wear, NE21 5QU**

*****Attention First Time Buyers***** A well presented spacious two bedroom house with loft room in a popular part of Winlaton. The property comprises of open plan lounge/dining room with feature fireplace and kitchen with open storage area to the ground floor. To the first floor there are two bedrooms, the second bedroom giving access via a fixed staircase, to the loft room, as well as family bathroom. Externally there is a yard to the rear with parking available on street. An ideal purchase for a wide range of buyers looking to make Winlaton Village home . Awaiting EPC.



*****Beautifully Presented*****

Loft Room

Terraced House

Ideal first purchase

Two Bedrooms

Awaiting EPC

£99,950

Lounge/Dining Room 21' 8" x 16' 1" (6.61m x 4.91m) max

Feature fireplace, built in storage cupboards.

Kitchen 11' 10" x 6' 11" (3.61m x 2.12m)

Fitted with a range of wall and base units, space for freestanding appliances, built in oven/hob.

Bedroom 1 12' 10" x 12' 2" (3.92m x 3.71m) max

Feature fireplace, large built in cupboard.

Bedroom 2 9' 6" x 9' 3" (2.89m x 2.82m) max

Staircase leading to loft room with storage underneath.

Loft Room 16' 2" x 11' 1" (4.92m x 3.39m)

Eaves storage, cupboard housing gas fired combi boiler.

Externally

Yard to rear, parking available on street.

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.

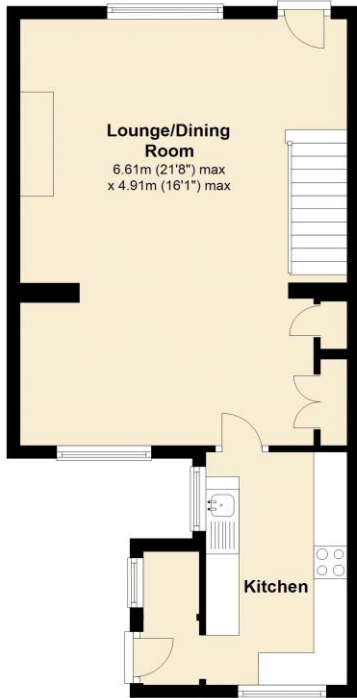




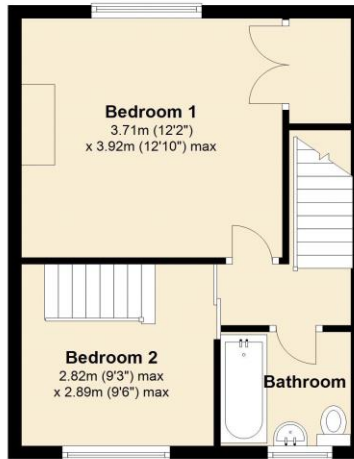
EPC Graph (full EPC available on request)

Floorplan

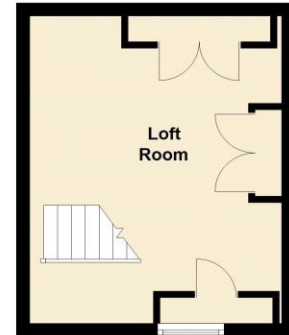
Ground Floor



First Floor



Second Floor



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