4 June Avenue, Winlaton Mill, Tyne And Wear, NE21 6SQ

- Mid Terrace House
- Fitted Dining Kitchen
- Gas Central Heating
- Family Bathroom
- Three Bedrooms
- Rear Gardens
- Off Street Parking
- Well Presented
- Viewing A Must

£99,950
Accommodation Comprises:

A three bedroom mid terrace house situated in this much sought after street in Winlaton Mill. The property benefits from a fitted dining kitchen, a rear garden, off street parking, and a first floor bathroom. The property comprises:- entrance hallway, living room, dining kitchen, stairs to first floor landing, three bedrooms, and a family bathroom/wc. Externally there is a generous front garden and a rear yard offering off street parking. No upward chain, viewing is a must!!

GROUND FLOOR

Hardwood part glazed entrance door to front to:

ENTRANCE HALL

Double radiator, laminate flooring, stairs to first floor landing with under-stairs storage cupboard, door to:

LIVING ROOM

3.8m x 3.2m

Double glazed window to front aspect, double radiator, laminate flooring, TV point, coving to ceiling, door to:

Fitted Kitchen

4.5m x 2.3m

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for automatic washing machine, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, two double glazed windows to rear aspect, laminate flooring, coving to ceiling, wall mounted gas boiler serving heating system.
DINING AREA

FIRST FLOOR

LANDING
Door to:

BEDROOM 1
2.7m x 2.5m
Double glazed window to rear aspect, radiator, dado rail.

BEDROOM 3
2.6m x 2.3m
Double glazed window to front aspect, radiator.

BATHROOM
Fitted with three piece suite comprising bath with electric shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear aspect, two radiators.
BEDROOM 2
3.5m x 1.7m
Double glazed window to front aspect, radiator.

EXTERNALLY
There is a westerly facing garden with patio area, lawned areas and borders, and a rear yard with off street parking.

VIEWING Strictly by appointment with the agents. *The comments made by the vendor and estate agent are not factual in any way.
TENURE The agent has not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor as to whether the property is leasehold or freehold. ALL MEASUREMENTS quoted are approximate. THE FIXTURES, FITTINGS & APPLIANCES have not been tested and therefore no guarantee can be given that they are in working order. INTERNAL PHOTOGRAPHS are reproduced for general information and it cannot be inferred that any item shown is included in the sale.