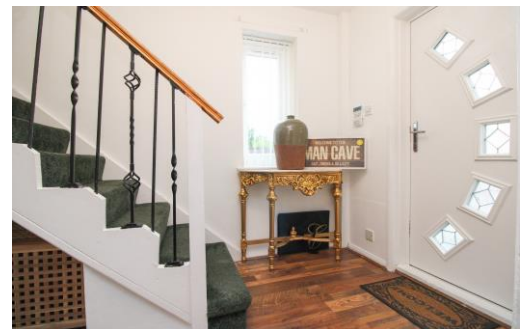




Whinfield Terrace, Highfield , Tyne And Wear, NE39 2JY

*****CHAIN FREE-VACANT!***** We are delighted to bring to the sales market this spacious three bedroom semi-detached home, ideally situated on Whinfield Terrace in the heart of Highfield. The ground floor offers a welcoming lounge featuring a cosy wood burning stove, a well appointed kitchen, a separate dining room, and the added benefit of a useful utility area. Upstairs, the property boasts three generously sized bedrooms and a white suite family bathroom. Externally, the home enjoys gardens to both the front and rear, providing the perfect space for outdoor entertaining and family enjoyment. A gravelled driveway offers convenient off street parking. With fantastic potential, this property is ideal for a wide range of buyers looking to create a home of their own. EPC Rating: D



*****CHAIN FREE*****

Semi Detached Home

Three Bedrooms

Driveway

Enclosed Garden

EPC Rating D

Offers Over £150,000

Lounge 12' 8" x 12' 5" (3.85m x 3.78m) Max

A lounge benefiting from a lovely feature fireplace.

Dining Area 10' 6" x 9' 7" (3.21m x 2.92m)

A lovely airy dining space with patio door access to the enclosed rear garden.

Kitchen 10' 0" x 9' 4" (3.06m x 2.85m)

Features a range of wall and base units for storage, additional space for white goods along with under the stairs cupboard.

Utility 12' 3" x 10' 6" (3.74m x 3.20m) Max

A bonus utility space for white goods, bench workspace and additional access to the front and rear of the property.

Bedroom 1 12' 5" x 10' 5" (3.79m x 3.18m) Max

Bedroom 2 12' 0" x 10' 2" (3.66m x 3.09m) Max

Bedroom 3 8' 8" x 8' 2" (2.65m x 2.48m)

Features over the stairs cupboard for storage.

Family Bathroom 7' 5" x 5' 7" (2.26m x 1.71m)

Features a white suite bath with over head shower, W/C and wash basin.

Externally

There is a patio/gravel styled driveway and smaller lawned garden to the front of the property. With a spacious enclosed lawn and patio garden to the rear with bonus storage building a wide variety of uses.- ideal for entertaining.

Additional Information

Council tax band A. EPC Rating D. We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

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.





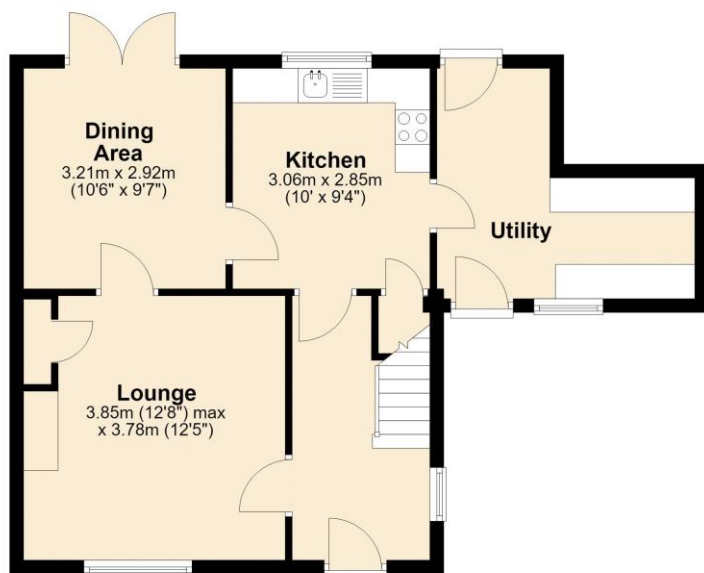
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

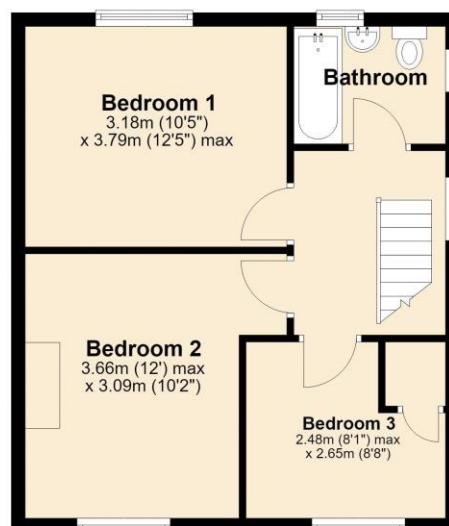
Ground Floor

Approx. 51.1 sq. metres (550.0 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.3 sq. feet)



Total area: approx. 94.6 sq. metres (1018.3 sq. feet)

For more information please call **0191 414 1200** or email **info@livinglocalhomes.co.uk**

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