



Burnthouse Close Winlaton

- Detached Bungalow
- Three Bedrooms
- Kitchen Diner
- Driveway
- Front & Rear Gardens

£ 230,000



0191 413 1313
2 Grange Road, Ryton, NE40 3LT

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ryton@rmsestateagents.co.uk

6 Burnthouse Close

Winlaton, NE21 6ET

THIS DETACHED BUNGALOW, CURRENTLY LISTED FOR SALE, IS SITUATED ON A POPULAR ESTATE KNOWN FOR ITS STRONG LOCAL COMMUNITY AND CONVENIENT LOCAL AMENITIES. THE PROPERTY ITSELF IS IN GOOD CONDITION, READY FOR POTENTIAL OWNERS TO MOVE IN AND MAKE IT THEIR OWN.

THE BUNGALOW OFFERS A WELL-PROPORTIONED RECEPTION ROOM, FEATURING LARGE WINDOWS THAT BRING IN A WEALTH OF NATURAL LIGHT, MAKING IT A BRIGHT AND PLEASANT SPACE TO RELAX IN. THE KITCHEN IS ANOTHER HIGHLIGHT OF THE PROPERTY. IT IS DESIGNED WITH PRACTICALITY IN MIND, BOASTING ADEQUATE SPACE FOR DINING AND MAKING IT THE IDEAL SPOT FOR FAMILY MEALS.

THE PROPERTY OFFERS THREE BEDROOMS. THE FIRST IS A SPACIOUS DOUBLE BEDROOM FILLED WITH NATURAL LIGHT, PROVIDING A PEACEFUL HAVEN AT THE END OF THE DAY. THE SECOND BEDROOM IS ALSO A DOUBLE, OFFERING PLENTY OF ROOM FOR FURNITURE. THE THIRD BEDROOM IS A GENEROUS SINGLE ROOM, PERFECT FOR A HOME OFFICE.

COMPLETING THE PROPERTY IS THE BATHROOM, EQUIPPED WITH A MODERN RAIN SHOWER FOR A COMFORTABLE AND REFRESHING EXPERIENCE.

THIS PROPERTY IS PARTICULARLY SUITABLE FOR THOSE LOOKING TO DOWNSIZE, OFFERING THE PERFECT BALANCE OF SPACE AND CONVENIENCE. WITH THE ADDED BENEFIT OF BEING LOCATED IN A POPULAR AND COMMUNITY-FOCUSED AREA, THIS BUNGALOW IS A FANTASTIC OPPORTUNITY NOT TO BE MISSED.

The accommodation:

Entrance:
UPVC door to the front, storage and radiator.

Lounge: 13'11" 4.24m x 10'11" 3.33m
UPVC window, electric fire and radiator.

Kitchen Diner: 18'7" 5.66m x 8'6" 2.59m
UPVC door to the garden, two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating stainless steel sink unit and drainer, space for gas cooker, plumbed for washing machine, plumbed for dishwasher and radiator.

Bedroom One: 11'11" 3.63m x 11'10" 3.61m
UPVC window and radiator.

Bedroom Two: 10'10" 3.30m x 7'11" 2.41m
UPVC window and radiator.

Bedroom Three: 11'4" 3.45m x 10'4" 3.15m
UPVC French doors and radiator.

Bathroom:
UPVC window, large walk in shower, low level wc, pedestal wash hand basin, fully tiled and heated towel rail.

Externally:
There are gardens to both the front and rear of the property and a driveway providing off street parking.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: DRIVEWAY

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: C

RY00006785.VS.EW.16.04.2024.V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

