



2 Bedrooms

Red Hot Sales and Lettings are pleased to bring to the market this two bedroom second floor apartment which is situated in a very convenient location in Winlaton. The property is offered for sale with no forward chain and comprises of; communal area with stairs to the second floor, entrance hall, open plan living room/kitchen, two bedrooms and bathroom.

Externally there is allocated parking.

Fairfield
Winlaton, NE21

Asking Price:

£89,950

EPC Rating: C



Entrance Hall:

Loft access

**Open Plan Living Room/Kitchen:
17' by 13' (5.18m by 3.96m)**

The kitchen area has wall and base units with work surfaces over, sink and drainer unit, plumbed for washing machine and space for a fridge freezer.

The living room area has wall mounted electric heater, double glazed bay window.



Bedroom:

13'6" by 8'4" (4.11m by 2.54m)

Storage cupboard, wall mounted electric heater, double glazed window.

Bedroom:

17'2" (5.23) (longest) by 10'3" (3.12)

Wall mounted electric heater, double glazed window.



Bathroom:

6'5" by 7'9" (1.96m by 2.36m)

Bath with electric shower over, wash hand basin, WC.

For additional information and full photo gallery please visit www.redhotproperty.co.uk

**External:**

Communal grounds with a allocated parking space.

Disclaimer**Material Information:**

The following information should be read and considered by any potential buyers prior to making transactional decision.

Services:

We are advised by the seller that the property has mains provided electricity and Water.

Maintenance/Service Charges:

Approx £1500 per annum service charge and £150 ground rent

Parking Arrangements:

Allocated Parking

Broadband Speed:

The maximum speed for broadband in this area is shown by imputing the postcode into an online speed checker.

Mobile Phone Signal:

No known issues at the property.

North East of England Ex Mining Area:

We operate in an ex-mining area. This property may have been built on or near an ex-mining site. More information can/will be clarified by the solicitors prior to completion.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Tenure - Leasehold

Viewing - By appointment through Red Hot Property



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

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract