



**2 bed semi-detached house to buy in NE21**

Naylor Avenue, Winlaton Mill,  
Blaydon-on-Tyne, Tyne and Wear, NE21  
6SA

**£170,000**

 x2  x2  x1

Tenure  
**Freehold**

Driveway parking

**Property features**

-  Two Bedrooms
-  Semi Detached House
-  Close To Amenities
-  Driveway
-  EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

Lyndsay Greenwell  
Senior Manager  
Whickham

0191 477 5116  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Situated on Naylor Avenue in the popular area of Winlaton Mill, Blaydon-on-Tyne, this charming two-bedroom semi-detached property offers a fantastic opportunity for a range of buyers.

Externally, the property benefits from a spacious driveway providing off-street parking for multiple vehicles, along with a small front garden. To the rear, there is a private, enclosed garden—ideal for relaxing, entertaining, or family use.

Internally, the ground floor comprises a separate, well-proportioned lounge, offering a cosy and comfortable living space. There is also a dining area which is open plan to the kitchen, creating a practical and sociable layout. A convenient downstairs bathroom completes the ground floor.

Upstairs, the property boasts two generously sized bedrooms, along with an additional versatile room that could be used as a home office, playroom, dressing room, or extra storage space. A convenient W/C is also located on the first floor.

This is a lovely property in a desirable location, and early viewing is highly recommended to fully appreciate what it has to offer.

Council Tax Band: C

Tenure: Freehold

Price: £170,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Front External



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## Lounge

3.59m x 3.77m (11'9" x 12'4")

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## Dining area

3.10m x 2.64m (10'2" x 8'7")

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## Kitchen

4.00m x 2.75m (13'1" x 9'0")

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## Bathroom

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## Bedroom One

3.52m x 2.89m (11'6" x 9'5")

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## Bedroom Two

3.25m x 2.76m (10'7" x 9'0")



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## Office room

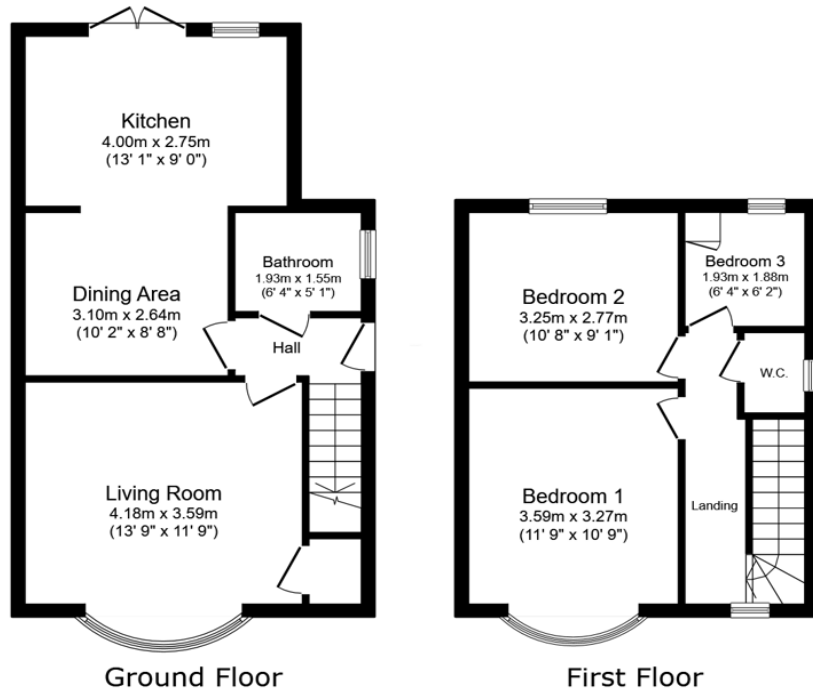
1.98m x 1.80m (6'5" x 5'10")

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## Upstairs W/C

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## Rear Garden



Total floor area: 75.8 sq.m. (816 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Naylor Avenue, Winlaton Mill, Blaydon-on-Tyne, Tyne and Wear, NE21 6SA

Contact your local branch today for more information on this property:

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