



Silverdale Drive, Hanover Estate, Tyne And Wear, NE21 6EH

*****BEAUTIFULLY PRESENTED FAMILY HOME***** This three bedroom semi-detached property on the ever popular Hanover Estate in Winlaton simply **MUST** be viewed to be fully appreciated! The property comprises of entrance porch, hallway, open plan lounge and dining area, kitchen and family snug room to the ground floor. To the first floor are three bedrooms and a white suite family bathroom. Externally a driveway leads to an attached garage with small front garden to the front and the rear is a wonderfully maintained garden ideal for entertaining. Viewing highly recommended to appreciate all this lovely home has to offer a wide range of buyers looking to make Hanover Estate home. EPC rating D.



*****BEAUTIFULLY PRESENTED*****

Gardens

Semi Detached Home

Garage & Driveway

Three Bedrooms

EPC Rating D

£210,000

Lounge 14' 7" x 11' 6" (4.44m x 3.51m) Max

An open plan lounge/dining area with pleasant outlooks to both sides with feature stove fireplace.

Dining Area 11' 3" x 8' 10" (3.43m x 2.68m)

A lovely open dining area leading to the lounge and also benefiting from patio door access to the rear garden.

Kitchen 10' 10" x 8' 11" (3.30m x 2.73m)

Fitted with a range of wall and base units for storage, integrated oven/hob and space for fridge/freezer.

Snug 8' 5" x 8' 2" (2.57m x 2.50m)

This lovely bonus family room allows access to the rear enclosed garden.

Bedroom 1 12' 1" x 11' 6" (3.69m x 3.51m) Max

The main bedroom overlooks the front garden and street area.

Bedroom 2 11' 11" x 10' 10" (3.62m x 3.30m)

The second bedroom has a pleasant outlook over the enclosed rear garden and surrounding countryside.

Bathroom 8' 11" x 5' 7" (2.72m x 1.70m)

This white suite modern bathroom features 'L' shaped bath with overhead shower, w/c and wash basin.

Bedroom 3 8' 10" x 7' 10" (2.69m x 2.40m) Max

The bedroom has a built in cupboard for additional storage.

Garage 17' 3" x 8' 2" (5.26m x 2.50m)

Currently utilised for storage the garage benefits from power and lighting, housing additional white goods for convenience.

Externally

This lovely home boasts well kept gardens to the front and rear ideal for family life and entertaining. To the side there is an attached garage and driveway for guaranteed parking. The property is also an easy walk to the Windy Fields playing green and park.

Additional Information

EPC Rating D. Council tax band C. 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.

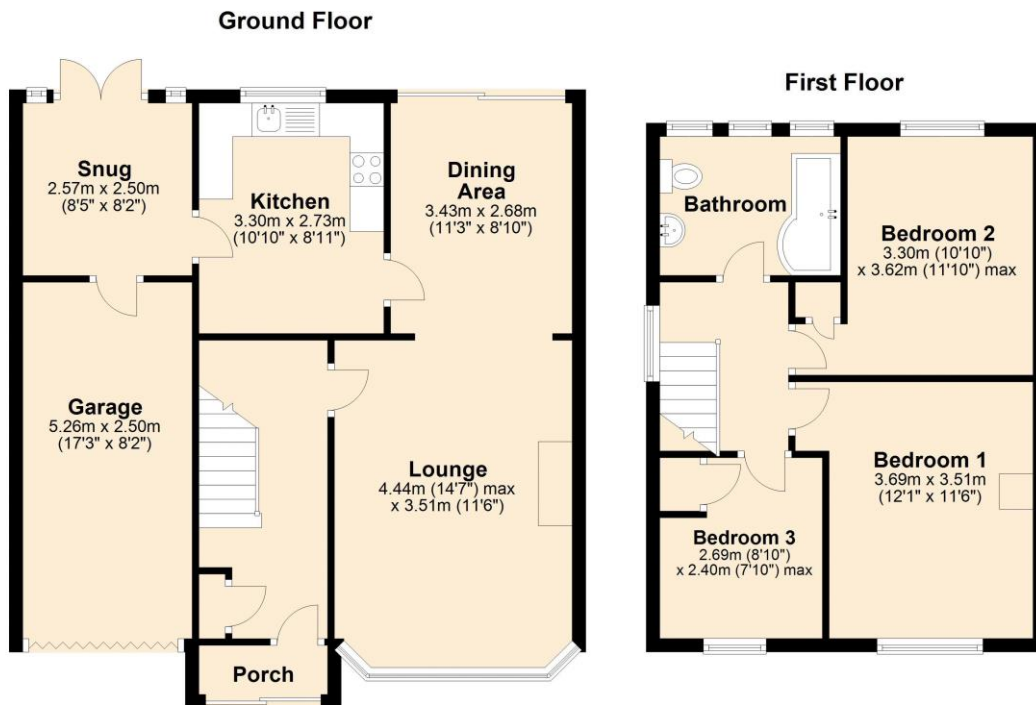
Important Note To Purchaser

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

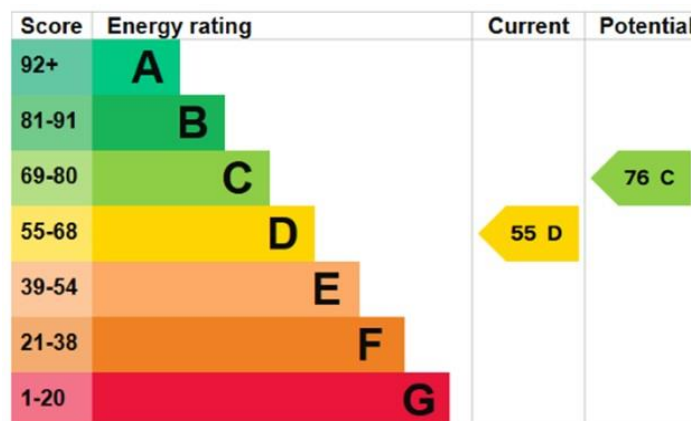




Floorplan



EPC Graph (full EPC available on request)



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