



Farndale Close, Hanover Estate, Winlaton, Tyne and Wear, NE21 6HH

STUNNING VIEWS! This extended four bedroom semi-detached house simply **MUST** be viewed to be appreciated! The property comprises of entrance hall, lounge/dining room, kitchen/diner, conservatory, utility, W/C and storage area to the ground floor. To the first floor are four bedrooms, the master having an en-suite, as well as a family bathroom. Rooms to the front have gorgeous views over fields and countryside beyond. Externally, there is a low maintenance tiered rear garden with lawn and patio areas. To the front is a two car driveway with further parking available on street. Viewing essential! EPC Rating B.



STUNNING VIEWS!

En-suite

Extended Semi-Detached House

Viewing Essential!

Four Bedrooms

EPC Rating B

£260,000

Lounge/Diner 23' 3" x 11' 6" (7.08m x 3.51m) max

Feature gas fire. Lovely views from front window. Access via dining room to conservatory.

Kitchen/Diner 18' 0" x 10' 8" (5.49m x 3.25m) max

Kitchen fitted with a range of wall and base units, induction hob, double oven, integrated dishwasher. Space for freestanding fridge/freezer (not included). Breakfast bar.

Utility room 7' 10" x 4' 1" (2.40m x 1.24m)

Space for washing machine and tumble dryer (not included). Cupboards and additional sink/drain.

Ground floor W/C 4' 7" x 3' 10" (1.39m x 1.16m)

Wash basin, W/C. Cupboard housing gas fired combi boiler.

Storage area 8' 2" x 7' 11" (2.48m x 2.41m)**Conservatory 12' 10" x 8' 10" (3.91m x 2.70m)**

French doors to rear garden.

Bedroom 1 17' 3" x 8' 0" (5.25m x 2.45m)

Built in storage. Lovely views.

En-suite 7' 9" x 5' 8" (2.36m x 1.73m)

Shower cubicle, wash basin, W/C.

Bedroom 2 12' 0" x 9' 11" (3.66m x 3.02m) max

Lovely views!

Bedroom 3 10' 10" x 8' 9" (3.30m x 2.66m)

Built in cupboard.

Bedroom 4 9' 0" x 7' 10" (2.75m x 2.38m) max

Built in cupboard. Currently used as an office to benefit from the lovely views.

Family Bathroom 8' 10" x 5' 4" (2.70m x 1.63m)

Bath with shower over, wash basin, W/C.

Externally

Driveway to front for 2 cars. Further parking available on street. Low maintenance garden to rear with patio, upper tier patio and lawn.

Additional information

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 aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Solar panels

We have been advised that this property comes with solar panel which are owned outright. They will be included in the sale. The current owners are part of a feed in tariff and supply readings to their energy provider each quarter. They are then paid a cash payment each quarter based on the amount of energy produced. A buyer is advised to verify these details with their conveyancer.

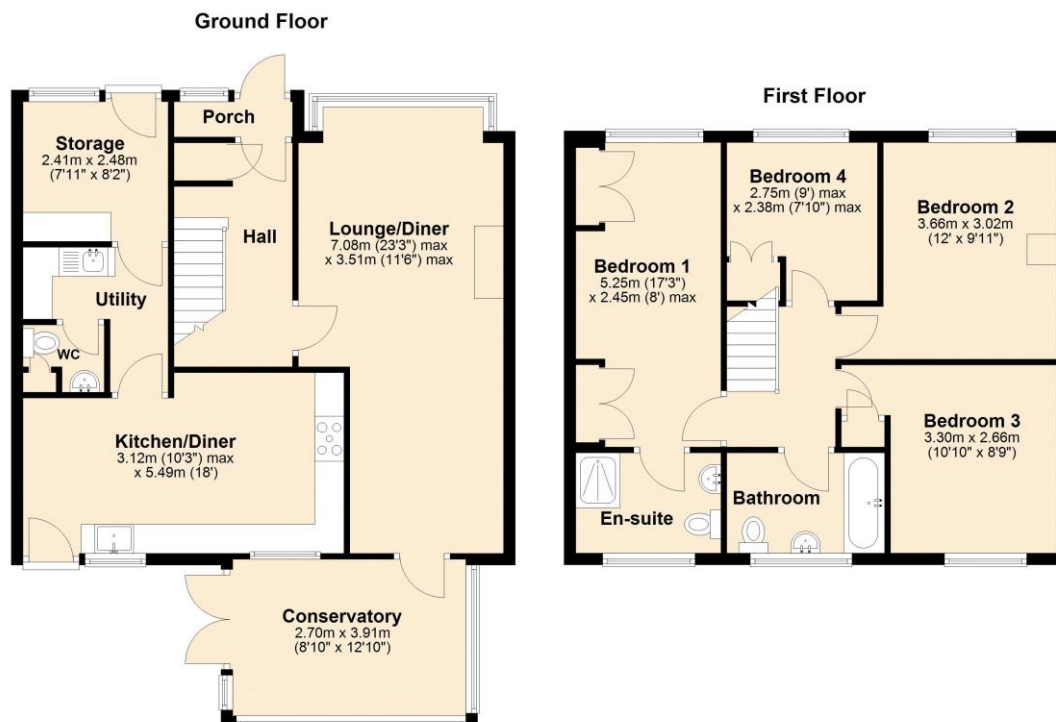
Important note to purchasers

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.

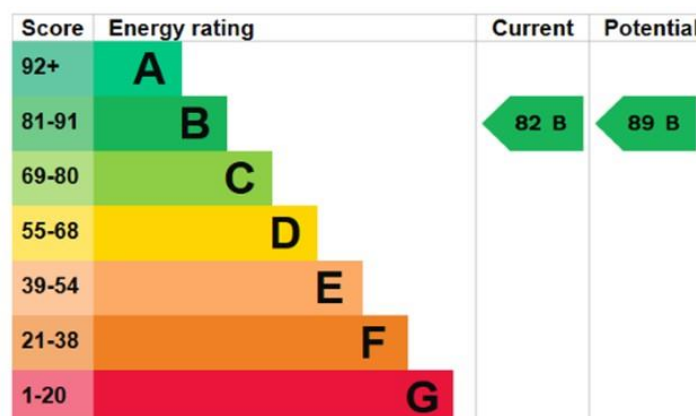




Floorplan



EPC Graph (full EPC available on request)



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