



Hanover Walk, Hanover Estate, Tyne And Wear, NE21 6ES

Living Local are delighted to welcome to the market this lovely three bedroom semi-detached family home on Hanover Estate, Winlaton. The ground floor comprises of an airy and spacious lounge, dining area and lovely kitchen. To the first floor there are three well proportioned bedrooms and family bathroom. Externally there is a beautifully maintained garden to the front, side and rear, with both lawn and patio areas making it ideal for entertaining. There is also a garage for parking which benefits from an access door from rear garden along with power source. This property has been lovingly maintained by the current owners and is sure to attract a large amount of interest so early viewing is essential. EPC rating D.



*****WELL PRESENTED*****

Semi Detached Home

Three Bedrooms

Close To Amenities

Garden & Garage

EPC Rating D

£185,000

Porch 6' 4" x 2' 3" (1.93m x 0.68m)

Entrance porch to the front of the property.

Lounge 18' 3" x 14' 9" (5.55m x 4.50m)

Open plan between lounge and dining room with gas fireplace.

Dining Area 10' 4" x 8' 8" (3.14m x 2.63m)

Kitchen 10' 10" x 9' 5" (3.29m x 2.87m)

Features a range of wall and base units for additional storage- along with fabulous LED lighting.

Bedroom 1 11' 10" x 10' 3" (3.61m x 3.06m) Max

Bedroom one features a pleasant outlook over the grassed walk way and windy fields.

Bedroom 2 10' 8" x 8' 11" (3.24m x 2.73m) Max

This bedroom also benefits from a built in storage cupboard which houses the boiler.

Bedroom 3 7' 9" x 6' 0" (2.35m x 1.84m) Max

Benefiting from a purpose built in bed- this rooms makes a great third bedroom or additionally home office/ guest room.

Family Bathroom 8' 7" x 6' 0" (2.62m x 1.84m)

The bathroom has been converted into an easy access shower room featuring W/C, Wash Basin, and Walk in Shower.

Externally

Externally this property benefits from both front and rear patio areas and a lawn garden to the side. Adjoining the back garden there is a garage which benefits from power and can be used for a wide variety of functions! From workshop to parking the choice is yours!

Garage 18' 9" x 7' 2" (5.72m x 2.18m) max

Additional Information

Council tax band C. EPC Rating D. 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 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.



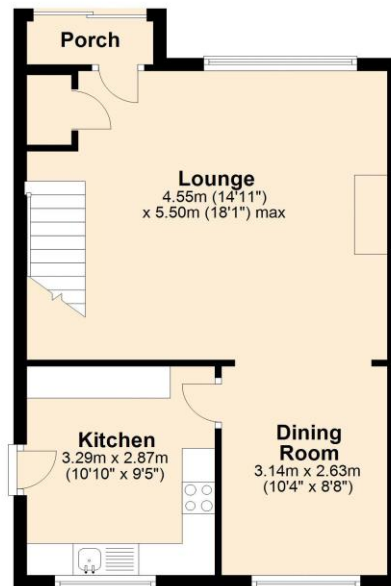


EPC Graph (full EPC available on request)

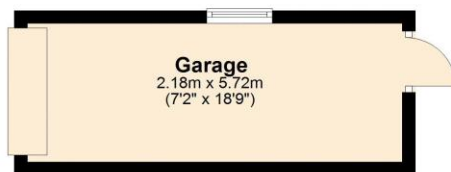
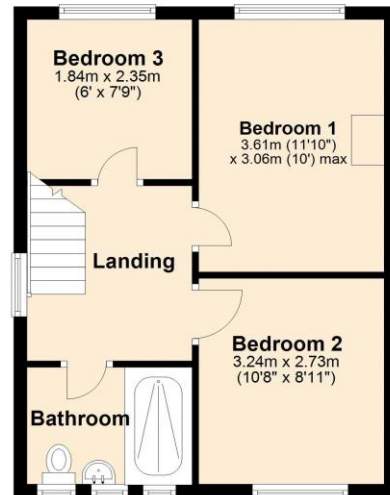
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

Ground Floor



First Floor



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