



## Hanover Walk, Winlaton, Tyne And Wear, NE21 6ES

Three/four bedroom extended family home on the ever popular Hanover Estate in Winlaton. The property comprises of entrance porch, lounge, dining room/second reception room, kitchen, ground floor bedroom/further reception room and W/C to the ground floor. To the first floor are three bedrooms, and a lovely modern bathroom W/C. Externally the property is located on a peaceful walkway and benefits from front and rear gardens. Garage available in detached block with further parking available on street. Viewing highly recommended! EPC rating D.



**Semi-Detached House**

**Gardens**

**Three/Four Bedrooms**

**Viewing Highly Recommended!**

**Extended**

**EPC Rating D**

**£210,000**

**Lounge** 14' 10" x 11' 7" (4.51m x 3.53m) max

Feature fireplace with multi fuel burner.

**Dining Room/Reception Room** 18' 2" x 10' 8" (5.54m x 3.26m)

French doors to rear garden.

**Kitchen** 12' 1" x 7' 5" (3.68m x 2.27m)

Fitted with a range of wall and base units, freestanding cooker included, integrated dishwasher. Space for freestanding appliances (could be included by negotiation).

**Bedroom 4/Reception Room** 9' 4" x 7' 5" (2.84m x 2.27m)

Currently used as a bedroom but could be a playroom, home office or further reception room as needed.

**Ground floor W/C** 6' 10" x 2' 5" (2.08m x 0.74m) max

W/C, accessed via bedroom 4.

**Bedroom 1** 11' 11" x 8' 2" (3.64m x 2.49m) *excluding wardrobes*

Fitted sliding door wardrobes.

**Bedroom 2** 10' 5" x 8' 11" (3.18m x 2.73m)

Built in cupboard.

**Bedroom 3** 8' 10" x 7' 7" (2.68m x 2.32m) max

**Family Bathroom** 8' 6" x 5' 4" (2.60m x 1.63m)

Modern style bathroom with bath, separate shower cubicle, wash basin and W/C.

**Garage** 16' 2" x 8' 0" (4.94m x 2.44m)

Up and over garage door. In detached block.

### Externally

Detached garage with parking available in front. Further parking available on street. Lawned front garden. Low maintenance rear garden with patio seating area, decked seating area, lawn and spacious summerhouse/shed.

### 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.

### 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.

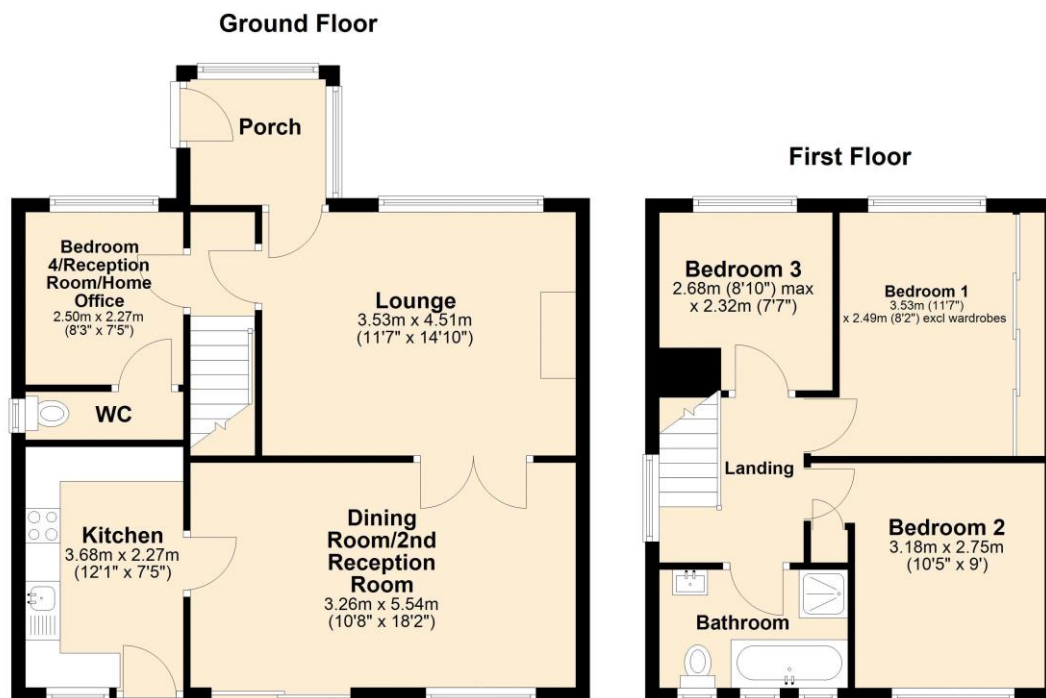




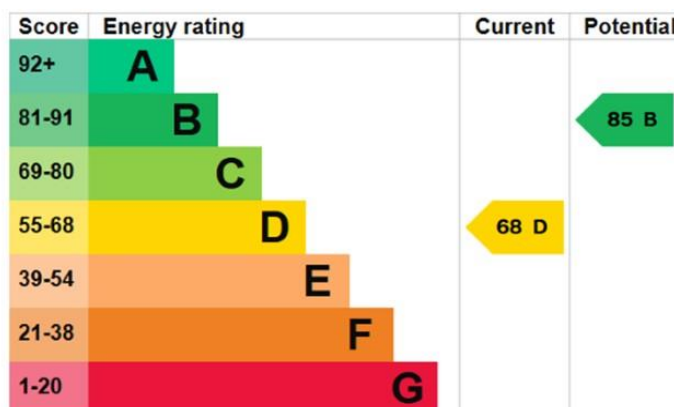




# Floorplan



## EPC Graph (full EPC available on request)



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