



Meldon Way, Hanover Estate, Winlaton Tyne And Wear, NE21 6HJ

*****CHAIN FREE***** This three bedroom semi-detached family home on the ever popular Hanover Estate in Winlaton simply **MUST** be viewed to be appreciated! The property comprises of entrance porch, hallway, lounge, dining area, kitchen and utility room to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally a driveway leads to an attached garage with small front garden. To the rear is a lovely enclosed rear garden ideal for entertaining. Viewing highly recommended. Awaiting EPC



*****CHAIN FREE*****

Semi Detached Home

Three Bedrooms

Lovely Garden

Attached Garage

Awaiting EPC

£175,000

Lounge 13' 4" x 11' 5" (4.07m x 3.49m) *Max*

Open plan lounge/diner area with pleasant outlook to the front garden and grassed area to the front of the house.

Dining Area 12' 2" x 8' 10" (3.71m x 2.69m)

Open dining area overlooking the enclosed rear garden.

Kitchen 10' 9" x 9' 5" (3.28m x 2.88m)

Fitted with a range of wall and base units for storage and space for white goods.

Utility Room 8' 5" x 8' 4" (2.56m x 2.53m)

With access to the enclosed rear garden and space for white goods and storage.

Garage 17' 9" x 9' 4" (5.42m x 2.84m)

The garage is accessed via standard shutter door and also houses the combi boiler.

Bedroom 1 12' 4" x 11' 11" (3.75m x 3.62m) *Max*

The main bedroom features built in wardrobe storage.

Bedroom 2 11' 9" x 10' 11" (3.59m x 3.32m) *max*

Features a pleasant outlook over the front green.

Family Bathroom 8' 8" x 6' 0" (2.63m x 1.83m)

White suite bathroom featuring bath with overhead shower, w/c and wash basin.

Bedroom 3 8' 9" x 7' 11" (2.66m x 2.42m) *Max*

The third bedroom features a built in over stairs cupboard for storage.

Externally

Externally this lovely home with potential features an attached garage to the side of the property and driveway to the front. There is also a small lawned garden to the front and easy to maintain garden to the rear.

Additional Information

Awaiting EPC. 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.

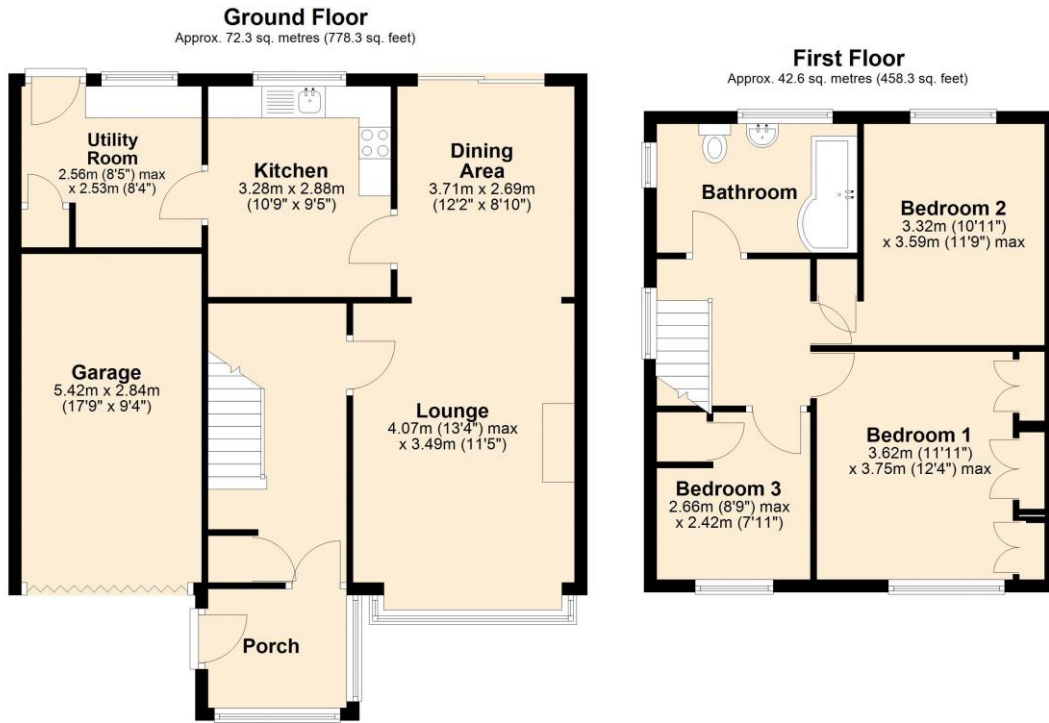
Important Notes To Purchasers

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



Total area: approx. 114.9 sq. metres (1236.6 sq. feet)

EPC Graph (full EPC available on request)

For more information please call **0191 414 1200** or email **info@livinglocalhomes.co.uk**

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