



Barlowfield Close, Hanover Estate, Tyne And Wear, NE21 6EY

*****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, open plan lounge/dining area with garden access, kitchen and utility room to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally there is an attached garage with small front garden. To the rear is a lovely enclosed rear garden ideal for entertaining. Viewing highly recommended to appreciate all the potential this family home has to offer. Awaiting EPC.



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

Semi Detached Home

Three Bedrooms

Attached Garage

Lovely Garden

Awaiting EPC

Offers Over £170,000

Entrance Porch 6' 3" x 2' 11" (1.90m x 0.88m)

Lounge 18' 0" x 15' 0" (5.48m x 4.56m) Max

Open plan lounge/dining area with gas fireplace and pleasant outlook to the front garden.

Dining Area 11' 1" x 8' 8" (3.38m x 2.64m)

Sliding door access to the enclosed rear garden ideal for entertaining.

Kitchen 11' 1" x 9' 7" (3.38m x 2.91m)

Family kitchen/diner looking into rear garden fitted with a range of wall and base units for storage.

Utility 8' 6" x 8' 3" (2.58m x 2.51m)

The utility room houses the cooker and has been used as the main family kitchen area.

Bedroom 1 12' 2" x 10' 4" (3.71m x 3.16m) Max

Benefits from built in wardrobe storage.

Bathroom 8' 11" x 5' 6" (2.71m x 1.67m)

Features bath with overhead electric shower, W/C and wash basin.

Bedroom 2 11' 4" x 10' 6" (3.45m x 3.20m) max

Bedroom 3 9' 0" x 7' 7" (2.74m x 2.31m)

Garage 17' 0" x 8' 4" (5.19m x 2.55m)

The garage has been used for both parking and storage in the past and benefits from both light and power points.

Externally

Externally this lovely home features an attached garage with driveway and small garden for curb appeal to the front. Accessed via shared shared walkway an enclosed spacious rear garden ideal for entertaining.

Additional Information

Council tax band C. Awaiting EPC Rating. 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.

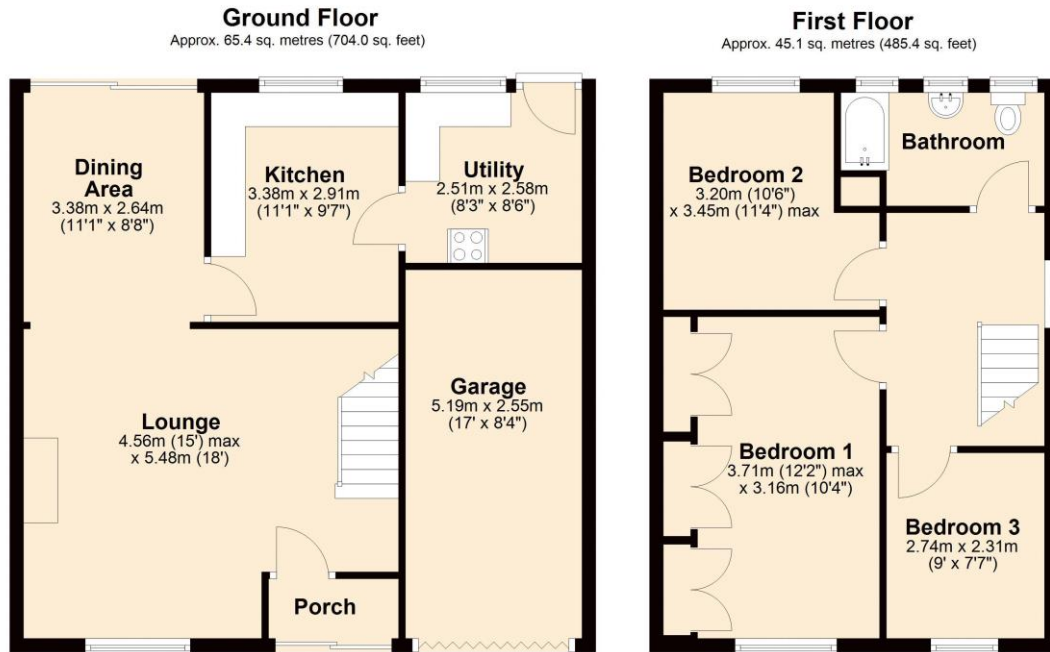
Important Note To Purchasers

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.





Floorplan



Total area: approx. 110.5 sq. metres (1189.4 sq. feet)

EPC Graph (full EPC available on request)

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

WE WIN AWARDS year-after-year and are currently ranked in the top 5% for lettings in the country!

Lorraine Valuer & Negotiator

Emma Owner & Managing Director

Laura
Sales & Lettings Negotiator

Brooke
Lettings
Co-ordinator

Louise
Sales & Lettings Negotiator



facebook

PRS
Property
Redress
Scheme

rightmove

OnTheMarket.com

Zoopla.co.uk

PrimeLocation.com

firstmortgage.co.uk®

