



Beverley Drive, Hanover Estate, Tyne And Wear, NE21 6HG

*****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, open plan lounge and 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 lovely front garden. To the rear is a spacious, enclosed rear garden with both lawn and patio areas ideal for entertaining! Viewing highly recommended. Awaiting EPC rating.



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

Gardens

Semi Detached Home

Attached Garage

Three Bedrooms

Awaiting EPC

£175,000

Lounge 14' 4" x 11' 9" (4.38m x 3.58m)

Open plan lounge/dining area with ornamental fireplace.

Dining Area 11' 5" x 9' 2" (3.48m x 2.79m)

Open plan dining area with patio door access to the rear garden.

Kitchen/Diner 11' 0" x 9' 5" (3.36m x 2.86m)

Features a range of wall and base units for storage and pleasant outlook into the rear garden.

Utility 8' 6" x 6' 2" (2.60m x 1.87m)

Features space for white goods and extra bench space.

Bedroom 1 12' 5" x 10' 8" (3.78m x 3.24m) Max

The main bedroom benefits from built in sliding wardrobe storage.

Bedroom 2 11' 8" x 10' 9" (3.55m x 3.27m) Max

The second bedroom features a pleasant outlook over the front garden area and surrounding grass areas.

Bathroom 8' 10" x 6' 2" (2.68m x 1.87m)

Features a traditional white suite bath with overhead shower, w/c and wash basin.

Bedroom 3 8' 11" x 7' 7" (2.73m x 2.30m)

Features an over stairs built in cupboard for storage.

Garage 17' 11" x 8' 4" (5.45m x 2.55m)

The garage is accessed via electric roller shutter door. Benefits two power points and lighting.

Externally

A mature lawn garden to the front and rear with multi vehicle driveway and attached garage. The front of the property is only a short walk to the estate bus stop serving many local bus stations.

Additional Information

We understand this property is freehold. Council tax band C. Awaiting EPC. 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.

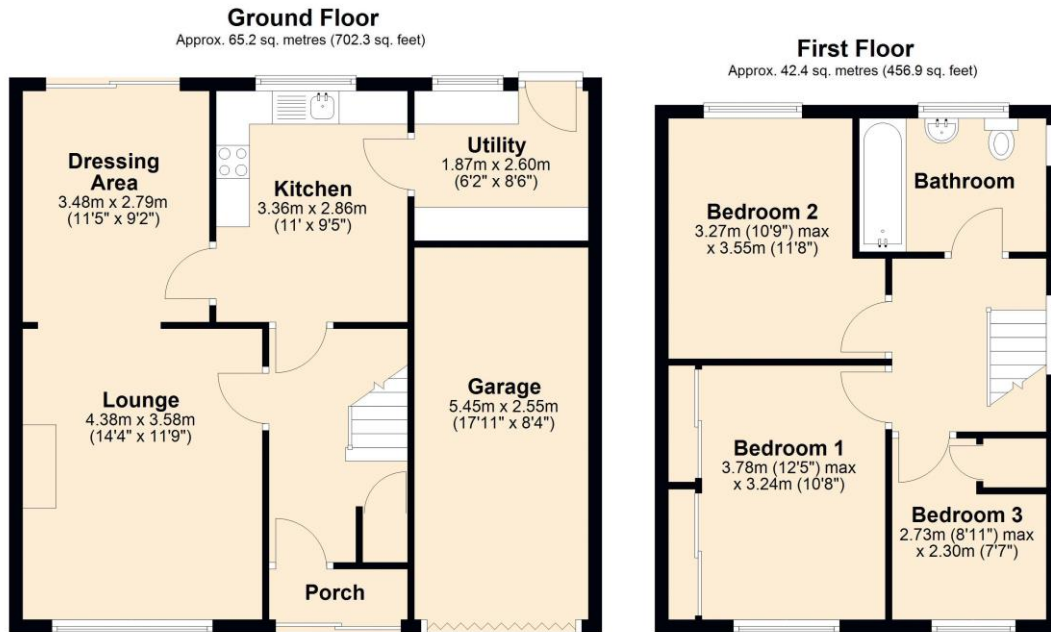
Important Note To Purchaser

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. 107.7 sq. metres (1159.1 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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