



Daryl Close, Hanover Estate, Tyne And Wear, NE21 6ER

*****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 hallway, open plan lounge/dining room, kitchen and separate utility room to the ground floor. To the first floor there are three bedrooms and a family bathroom with cupboard storage in the hallway. Externally there is an attached garage with driveway along with well maintained gardens to the front, side and rear. Viewing highly recommended to appreciate all the potential this family home has to offer a buyer looking to put their own stamp on a property! Awaiting EPC.

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

Renovation Property

Semi Detached

Three Bedrooms

Driveway & Garage

Awaiting EPC

£165,000

Lounge 14' 8" x 10' 7" (4.47m x 3.23m)

Spacious open plan lounge with fireplace and outlook to front garden.

Dining area 11' 7" x 10' 9" (3.53m x 3.27m)

Open plan lounge and dining area with pleasant outlooks to the surrounding gardens. There is also a spacious under stairs cupboard for storage.

Kitchen/Diner 14' 10" x 8' 0" (4.53m x 2.43m)

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

Utility 10' 3" x 6' 3" (3.12m x 1.90m)

A bonus room currently used as a utility room and access to the enclosed rear garden.

Bedroom 1 14' 8" x 10' 6" (4.46m x 3.20m) Max

Benefits fitted wardrobes for storage and pleasant outlook on surrounding area.

Bedroom 2 10' 2" x 9' 0" (3.10m x 2.74m)**Bedroom 3 8' 4" x 8' 3" (2.55m x 2.52m)****Bathroom 6' 9" x 5' 7" (2.05m x 1.70m)**

Features bath with overhead electric shower, w/c and wash basin.

Garage 8' 5" x 14' 8" (2.56m x 4.47m) Approx**Externally**

This lovely home features gardens to the front side and enclosed rear with an attached garage and driveway for guaranteed parking.

Additional Information

Council tax band C. Awaiting EPC. 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.



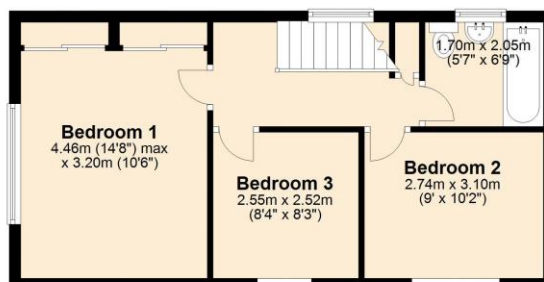


Floorplan

Ground Floor



First Floor



EPC Graph (full EPC available on request)



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