



## Hartside Crescent, Winlaton, Tyne And Wear, NE21 6HL

Situated on the ever popular Hanover Estate in Winlaton, this beautifully presented three/four bedroom semi-detached family home is sure to impress! Accessed via an entrance porch, the ground floor comprises of an open plan lounge/dining room, kitchen/breakfast room, utility room, ground floor W/C and additional reception room which could be used as a fourth bedroom, home office or playroom as required. To the first floor are three bedrooms and a lovely bathroom W/C. Externally the property benefits from wrap around gardens to three sides, as well as a detached garage with driveway for three cars. A viewing is simply essential to appreciate all this fabulous home has to offer! Awaiting EPC rating.



**Semi-Detached Family Home**

**Wrap Around Gardens**

**Three/Four Bedrooms**

**Driveway & Garage**

**Beautifully Presented!**

**Awaiting EPC Rating**

**£240,000**

**Lounge** 11' 8" x 11' 5" (3.56m x 3.48m) max  
Feature fireplace. Open plan to dining area.

**Dining Room** 10' 8" x 8' 10" (3.24m x 2.68m)

**Kitchen/Breakfast Room** 10' 9" x 8' 11" (3.27m x 2.73m)

Fitted with a range of wall and base units. Comes with built in appliances including cooker, dishwasher, microwave and under counter fridge. Space for breakfasting table (not included).

**Utility room** 10' 0" x 8' 8" (3.04m x 2.64m)

Fitted with a range of wall and base units for storage. Appliances included (washing machine, tumble dryer and integrated under counter freezer). Sink and breakfast bar.

**Ground floor W/C** 7' 0" x 3' 1" (2.13m x 0.93m)

Wash basin, W/C.

**Reception Room/Bedroom 4** 12' 11" x 10' 2" (3.94m x 3.10m)

Our sellers have used this room as a fourth bedroom, home office, reception room and playroom in the past. This versatile room can also have a former door opening reinstated to allow access to the utility and ground floor W/C if required.

**Bedroom 1** 11' 10" x 7' 11" (3.60m x 2.42m) *excluding wardrobes*

Built in sliding door wardrobes.

**Bedroom 2** 10' 7" x 9' 1" (3.23m x 2.76m)

Cupboard housing gas fired combi boiler.

**Bedroom 3** 8' 8" x 7' 9" (2.65m x 2.35m) *max*

Built in storage cupboard.

**Family Bathroom** 8' 8" x 5' 5" (2.64m x 1.65m)

Bath with shower over, wash basin, W/C, built in storage.

### Externally

Lovely well maintained wrap around gardens to three sides. Summerhouse and shed for additional storage. Driveway and garage accessed from rear garden.

**Garage** 16' 3" x 8' 3" (4.96m x 2.51m)

Up and over door, light, power sockets.

### 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



Total area: approx. 114.4 sq. metres (1231.1 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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