HANOVER WALK

HANOVER ESTATE

livinglocal

welcoming you home



We are delighted to offer for sale this attractive three-bedroom semi detached bungalow, ideally located on the ever popular Hanover Walk, Winlaton. The property features a spacious bay fronted lounge, a generous kitchen/dining room opening into a conservatory, three well proportioned bedrooms, a family bathroom, and excellent storage throughout. Outside, the home enjoys attractive front and rear gardens, together with a detached garage. Ideally positioned close to local amenities, transport links, and scenic walks, this is a fantastic home not to be missed. EPC rating C.









- ***CHAIN FREE***
- Three bedrooms
- Detached Garage
- Semi Detached Bungalow
- Lovely Gardens
- EPC Rating C













Lounge
15'11" x 11'2" Max
Benefits from a pleasant outlook over the front garden.

Bathroom
7'11" x 7'7" Max
Features a white suite bath with overhead shower, W/C and wash basin with storage cupboard.

Kitchen/Diner
14'10" x 12'6" Max
An open plan kitchen/diner with a range of wall and base units for storage and space for white goods. There is ample space on offer for all sizes of dining area set ups.

Bedroom 1
12'8" x 11'11" Max

Bedroom 2
10'11" x 7'11" Max

Bedroom 3
8'6" x 7'9" Max

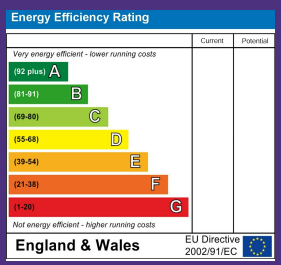
Conservatory
12'6" x 11'4"
A spacious conservatory with slate roof- perfect to enjoy the garden at leisure or utilised as a study/playroom or second lounge area.

Garage
17'3" x 8'10"
Detached garage from the property in a row of three (the middle garage) located in a small cul de sac a short walk from the property.

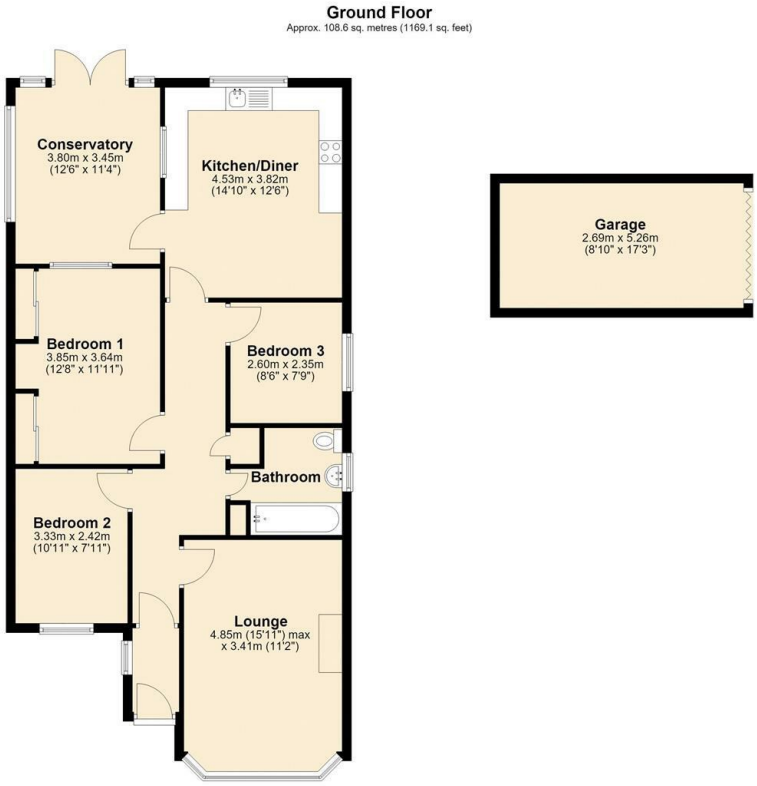
Externally
Lovely gardens to the front and rear ideal for entertaining and detached garage a short distance from the property.

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.



Offers Over £185,000



Total area: approx. 108.6 sq. metres (1169.1 sq. feet)

Disclaimer

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



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