HARTSIDE CRESCENT

HANOVER ESTATE

livinglocal

welcoming you home



CHAIN FREE Situated on the ever popular Hartside Crescent within the sought after Hanover Estate, this extended two bedroom mid terrace bungalow offers spacious and well presented accommodation throughout. The home briefly comprises a generous lounge, galley style kitchen, white suite bathroom, and two well proportioned double bedrooms. Externally, the property benefits from on street parking, a detached garage, and two low-maintenance garden areas, providing ideal spaces for outdoor relaxation and entertaining. Offering excellent potential and an attractive location, this is a wonderful home ideal for a range of buyers and is not to be missed out on. EPC rating C.

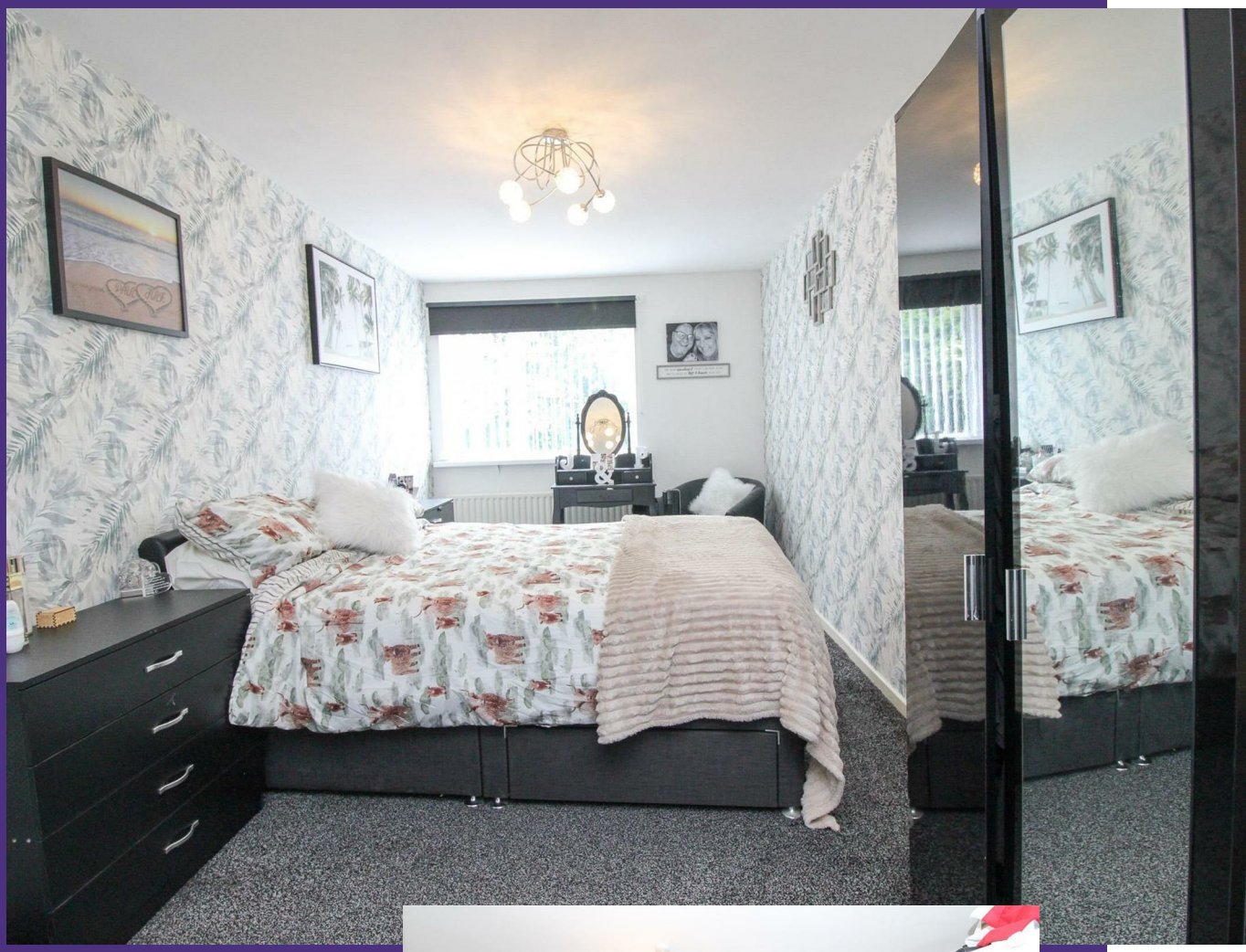








- ***CHAIN FREE***
- Two Bedrooms
- Garage En Bloc
- Extended Mid Terrace Bungalow
- Quiet Cul De Sac Location
- EPC Rating C










33



Lounge
15'10" x 12'0"
Lounge with pleasant outlook to the front garden area.

Kitchen
13'3" x 7'0"
A galley style kitchen leading to the enclosed rear garden- with wall and base units for storage and space for white goods.

Bathroom
10'1" x 8'3"
A spacious white suite bathroom featuring- bath, separate walk in shower, W/C and wash basin.

Bedroom 1
18'8" x 8'2"

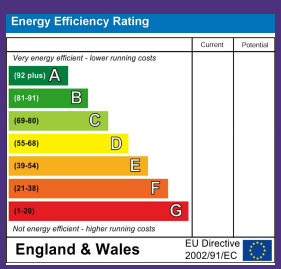
Bedroom 2
13'2" x 9'9"

Garage
The garage is en-bloc a short walk from the property. Looking directly onto the line of garages the vendor has advised it is the second in from the right (white door). The garage has not been measured.

Externally
The property benefits from easy to maintain enclosed front and rear garden areas with access onto public walk ways leading to schools and local village amenities. The garage is en-bloc across the quiet cul de sac a short walk from the property.

Additional Information
This is a freehold property. Awaiting EPC Rating. Council Tax Band B. 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.



Asking Price £155,000



Total area: approx. 88.6 sq. metres (953.2 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.



35 Front Street, Winlaton, Tyne and Wear, NE21 6AF
0191 414 1200
info@livinglocalhomes.co.uk