



Brinkburn Close, Hanover Estate, Tyne And Wear, NE21 6HW

DECEPTIVELY SPACIOUS This two-bedroom semi detached bungalow is situated on the ever popular Hanover Estate in Winlaton and offers fantastic potential for buyers looking to put their own stamp on a home! The property briefly comprises an entrance hallway, a spacious lounge, an open plan kitchen/diner, two well proportioned bedrooms, and a bathroom. Externally, the property benefits from low maintenance paved gardens to both the front and rear, together with an attached garage and a multi vehicle driveway providing ample off street parking. This lovely bungalow presents an excellent opportunity for a range of buyers, and early viewing is highly recommended to fully appreciate the space and potential on offer. Awaiting EPC rating.

*****SEMI DETACHED BUNGALOW*****

Close To Winlaton Village

Deceptively Spacious

Garage & Driveway

Two Bedrooms

Awaiting EPC

Offers Over £150,000

Lounge 13' 8" x 10' 11" (4.16m x 3.32m) Max

Features a pleasant outlook to the quiet cul de sac out front, and hosts an ornamental fireplace (gas has been capped off).

Kitchen 13' 11" x 9' 11" (4.24m x 3.03m) Max

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

Dining Area 11' 1" x 9' 0" (3.39m x 2.74m)

Open dining area shared with the kitchen ideal for family living.

Bathroom 7' 10" x 5' 10" (2.40m x 1.78m)

Features W/C, Wash Basin and Shower.

Bedroom 1 12' 6" x 11' 10" (3.80m x 3.61m) Max

Bedroom 2 11' 1" x 8' 1" (3.38m x 2.46m)

Externally

There are easy to maintain paved areas to the front and rear of the property. With multi vehicle driveway and garage to the side.

Garage 17' 3" x 8' 3" (5.27m x 2.51m)

The garage is accessed via electric shutter, benefiting from lighting and power inside.

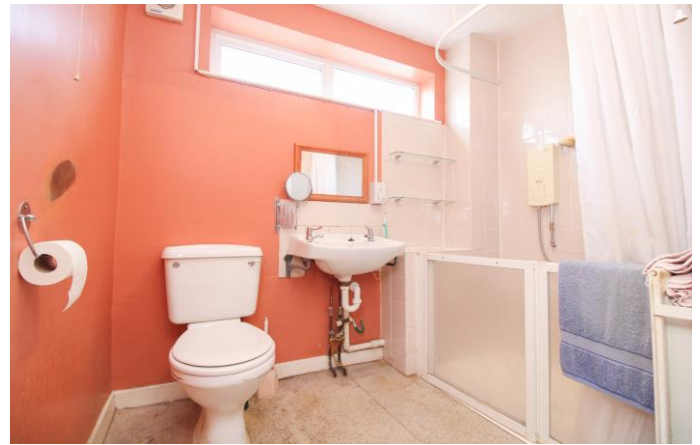
Additional Information

Council tax band B. Awaiting EPC Rating. We have been advised 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 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.

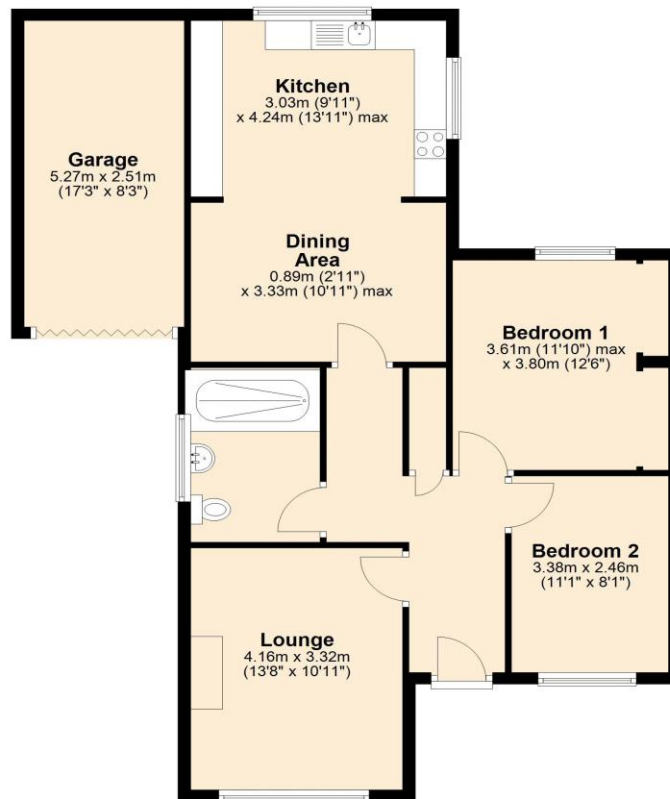
EPC Graph (full EPC available on request)



Floorplan

Ground Floor

Approx. 86.1 sq. metres (927.0 sq. feet)



Total area: approx. 86.1 sq. metres (927.0 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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