



Hanover Walk, Hanover Estate, Tyne And Wear, NE21 6ES

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. Awaiting EPC.



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

Semi Detached Bungalow

Three bedrooms

Lovely Gardens

Detached Garage

Awaiting EPC

Offers Over £185,000

Lounge 15' 11" x 11' 2" (4.85m x 3.41m) Max
Benefits from a pleasant outlook over the front garden.

Bathroom 7' 11" x 7' 7" (2.41m x 2.31m) Max
Features a white suite bath with overhead shower, W/C and wash basin with storage cupboard.

Kitchen/Diner 14' 10" x 12' 6" (4.53m x 3.82m) 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" (3.85m x 3.64m) Max

Bedroom 2 10' 11" x 7' 11" (3.33m x 2.42m) Max

Bedroom 3 8' 6" x 7' 9" (2.60m x 2.35m) Max

Conservatory 12' 6" x 11' 4" (3.80m x 3.45m)
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" (5.26m x 2.69m)
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.





Floorplan

Ground Floor

Approx. 108.6 sq. metres (1169.1 sq. feet)



Total area: approx. 108.6 sq. metres (1169.1 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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