



**G**oodfellows  
estate agents.com

32  
Hanover Drive  
Blaydon-on-Tyne  
NE21 6BD

32 Hanover Drive  
Winlaton  
Blaydon-on-Tyne  
NE21 6BD



Asking Price  
£170,000

2 Bedroom Semi Detached House situated on a corner plot with no upper chain involved, Driveway and Garage, benefitting from gas central heating and sealed unit double glazed windows.



### Ground Floor

Approx. 50.4 sq. metres (542.7 sq. feet)



### First Floor

Approx. 32.9 sq. metres (354.8 sq. feet)



Total area: approx. 83.4 sq. metres (897.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

EPC Rating: D  
Council Tax Band: B

DIRECTIONS

#### CONTACT

128 The Roman Way  
West Denton  
Newcastle upon Tyne  
NE5 5AD

E: westdenton@goodfellowsestateagents.com

T: 0191 2677500

<https://www.goodfellowsestateagents.com/>

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