HANOVER WALK

WINLATON

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welcoming you home



This deceptively spacious detached three bedroom bungalow must be viewed to be fully appreciated. Beautifully presented throughout, the property offers versatile and generously proportioned accommodation ideal for a range of buyers. Accessed via a welcoming entrance hall, the home features a bright and spacious lounge, a white suite family bathroom, and three well sized bedrooms, benefiting from built in storage. The true heart of the home is the stunning open plan family living space, incorporating a stylish fitted kitchen, dining area, and an additional lounge area perfect for modern family life and entertaining. Externally, the property boasts easy to maintain gardens, a detached garage, and excellent access to Winlaton Village, local amenities, and transport links. Offering move in ready accommodation in a highly convenient location, this exceptional bungalow is sure to be popular. Early viewing is highly recommended. EPC Rating D.









- ***EXTENDED DETACHED BUNGALOW***
- Fabulous Living Space
- Garage En-Bloc
- WELL PRESENTED
- Three Bedrooms
- EPC Rating D








EPSON





Lounge
13'11" x 10'10"
Features fireplace and outlook to the front garden and playing green.

Bathroom
8'9" x 8'4" Max
Features corridor storage, bath, w/c, wash basin and separate shower.

Bedroom 1
12'1" x 12'0" Max
Features a range of built in wardrobe storage.

Bedroom 2
11'3" x 8'6"
Features a pleasant outlook to the front garden area.

Bedroom 3
8'7" x 7'10"
The third bedroom is currently utilised as a home office, but would make an ideal guest room.

Kitchen
13'3" x 11'0" Max
This lovely open plan kitchen leads to the extended family room and generous dining area ideal for family gatherings!

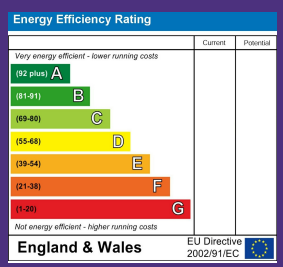
Family Room/Dining Area
26'1" x 11'3" Max
This is the hub of the family home and a real bonus space to the property! With access to enclosed patio garden space to the rear this area is both spacious and easy to maintain.

Garage
17'5" x 7'8"
The garage is located a short walk down the path from the property. The garage linked to the bungalow is the blue garage in the middle of the three.

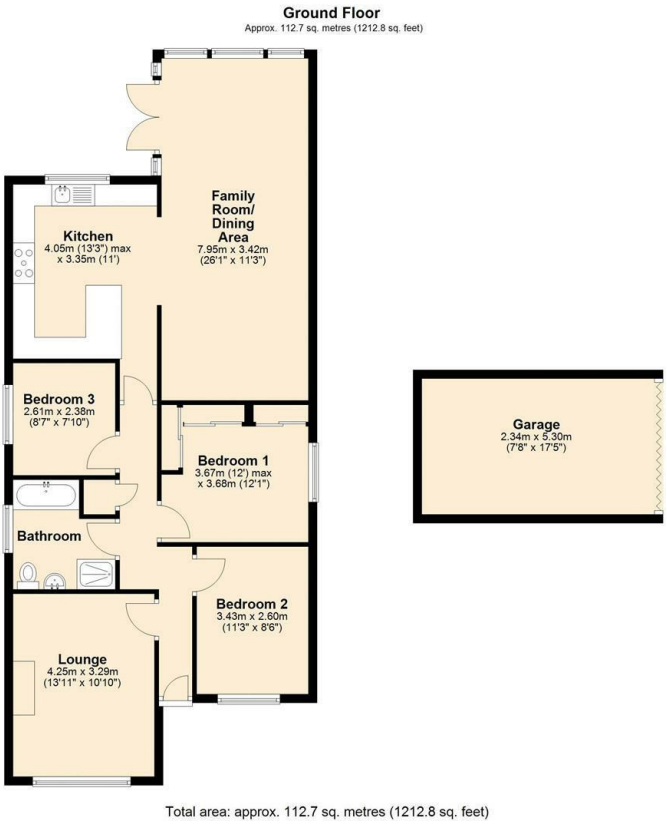
Externally
Externally this lovely home benefits from easy to maintain enclosed front and rear garden areas. The garage is detached en-bloc a short walk from the property.

Additional Information
Council tax band C. 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 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 £225,000



Total area: approx. 112.7 sq. metres (1212.8 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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