



Redesdale Avenue, Hanover Estate, Tyne And Wear, NE21 6HS

We are delighted to bring to the market this beautifully presented four bedroom detached family home, situated on the ever-popular Hanover Estate. The accommodation briefly comprises an entrance porch with useful storage, leading into a spacious open plan living area featuring a cosy lounge with a wood burning stove, a modern kitchen/dining area, a separate utility room, and a fabulous conservatory that provides additional versatile living space. To the first floor, there are four generously sized bedrooms, with the second bedroom benefiting from its own en-suite bathroom, alongside a well appointed, signature family bathroom. Externally, the property enjoys an attached garage, driveway parking, and a low-maintenance front garden. To the rear is a fully enclosed garden with a lawn and patio area, perfect for outdoor dining, entertaining, or relaxing with family and friends. Offering spacious and versatile accommodation in a highly sought-after location, this is a wonderful family home that simply must be viewed to be fully appreciated. EPC Rating C.



Lovely Detached Family Home

Gardens, Driveway and Garage

Four Bedrooms

Lovely Views!

Two Bathrooms

EPC Rating C

£325,000

Lounge 18' 1" x 15' 11" (5.52m x 4.84m) Max

A spacious well lit lounge with feature fireplace with wood burning stove.

Kitchen/Diner 18' 1" x 10' 9" (5.52m x 3.28m)

Open plan kitchen/diner with fitted wall and base units for storage along with integrated oven hob and pleasant outlook to the rear garden.

Utility Area 8' 7" x 6' 11" (2.62m x 2.10m)

A bonus space to the rear of the house for storage and white goods with patio door access to the rear garden.

Conservatory 9' 6" x 9' 5" (2.89m x 2.86m)

A lovely entertaining area leading to the rear garden.

Bedroom 1 12' 8" x 11' 10" (3.86m x 3.61m) Max

Bedroom 2 11' 10" x 11' 3" (3.61m x 3.43m) Max

En-Suite 9' 2" x 5' 5" (2.80m x 1.65m)

Spacious en-suite with W/C, wash basin, bath and overhead shower.

Bedroom 3 14' 2" x 8' 1" (4.32m x 2.46m) Max

Benefits from built in wardrobe storage and pleasant countryside views.

Bedroom 4 10' 1" x 8' 5" (3.08m x 2.56m) Max

Family Bathroom 8' 11" x 5' 5" (2.72m x 1.65m) Max

A lovely signature bathroom suite featuring W/C, Wash Basin, stand alone oval bath and separate walk in shower.

Garage 17' 3" x 8' 7" (5.26m x 2.62m)

Attached garage with electric roller shutter, lights and power points.

Externally

Externally this lovely home benefits from a spacious enclosed garden to the rear ideal for entertaining! To the front is garage for storage/parking with driveway and additional parking on street. Pleasant country side walks easily accessible a few minutes from the property and make for a lovely view.

Additional Information

Council tax band: C EPC Rating C. 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.

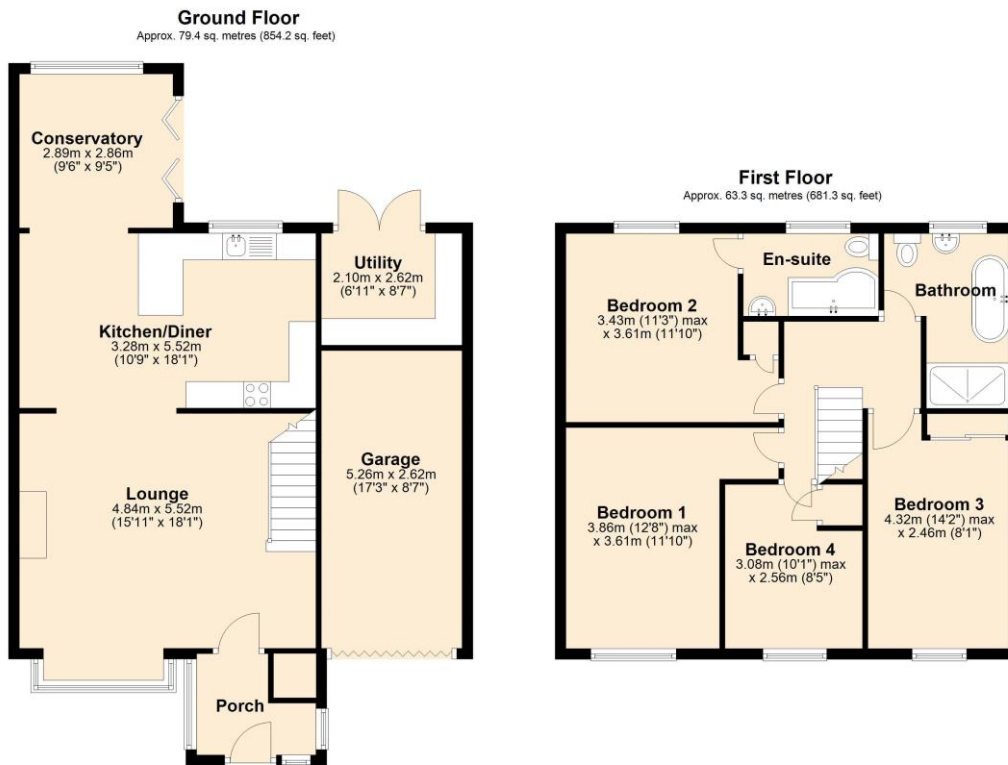
Important Note To Purchasers

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



Total area: approx. 142.7 sq. metres (1535.5 sq. feet)

EPC Graph (full EPC available on request)



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