



Hartside Crescent, Hanover Estate, Tyne And Wear, NE21 6HL

*****CHAIN FREE***** Situated on the ever popular Hartside Crescent within the sought after Hanover Estate, this extended two bedroom mid terrace bungalow offers spacious and well presented accommodation throughout. The home briefly comprises a generous lounge, galley style kitchen, white suite bathroom, and two well proportioned double bedrooms. Externally, the property benefits from on street parking, a detached garage, and two low-maintenance garden areas, providing ideal spaces for outdoor relaxation and entertaining. Offering excellent potential and an attractive location, this is a wonderful home ideal for a range of buyers and is not to be missed out on. Awaiting EPC.



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

Quiet Cul De Sac Location

Extended Mid Terrace Bungalow

Garage En Bloc

Two Bedrooms

Awaiting EPC

£155,000

Lounge 15' 10" x 12' 0" (4.83m x 3.67m)

Lounge with pleasant outlook to the front garden area.

Kitchen 13' 3" x 7' 0" (4.04m x 2.14m)

A galley style kitchen leading to the enclosed rear garden- with wall and base units for storage and space for white goods.

Bathroom 10' 1" x 8' 3" (3.08m x 2.51m)

A spacious white suite bathroom featuring- bath, separate walk in shower, W/C and wash basin.

Bedroom 1 18' 8" x 8' 2" (5.70m x 2.48m)**Bedroom 2 13' 2" x 9' 9" (4.01m x 2.98m)****Garage**

The garage is en-bloc a short walk from the property. Looking directly onto the line of garages the vendor has advised it is the second in from the right (white door). The garage has not been measured.

Externally

The property benefits from easy to maintain enclosed front and rear garden areas with access onto public walk ways leading to schools and local village amenities. The garage is en-bloc across the quiet cul de sac a short walk from the property.

Additional Information

This is a freehold property. Awaiting EPC Rating. Council Tax Band B. 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.





EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

Ground Floor

Approx. 88.6 sq. metres (953.2 sq. feet)



Total area: approx. 88.6 sq. metres (953.2 sq. feet)

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

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