



## Beverley Drive, Hanover Estate, Winlaton Tyne And Wear, NE21 6HG

Living Local is delighted to welcome to the sale market this fabulous semi detached bungalow on ever popular Hanover Estate, Winlaton. Deceptively spacious with its open plan lounge, dining area and separate kitchen, white suite bathroom and three good sized bedrooms, this property holds endless potential for a wide range of buyers looking for a truly special home! Externally the property boasts a detached garage with not one, but two driveways for multi vehicle parking! With its fabulous gardens to three sides of lawn, patio areas with mature plants and shrubs this is a property simply not to be missed out on, and must be viewed to be appreciated!

Awaiting EPC.



### \*\*\*SEMI DETACHED BUNGALOW\*\*\*

**Three Bedrooms**

**Open Plan Living Areas**

### **Lovely Gardens**

**Garage & Two Driveways**

**Awaiting EPC**

**£199,950**

**Lounge** 21' 0" x 20' 0" (6.41m x 6.10m) **Max**

A generously sized open lounge with outlooks to both front and side gardens.

**Dining Area** 20' 0" x 10' 9" (6.10m x 3.28m) **Max**

Open plan dining area to lounge and access to the side garden.

**Kitchen** 11' 3" x 8' 8" (3.44m x 2.64m)

Features a range of wall and base units for storage and open aspect looking into the dining area and lounge.

**Bathroom** 8' 1" x 7' 6" (2.46m x 2.28m)

Features a white suite shower, w/c, wash basin and bidet.

**Bedroom 1** 13' 0" x 12' 1" (3.95m x 3.68m) **Max**

Benefits from additional built in wardrobe space for storage.

**Bedroom 2** 11' 5" x 8' 4" (3.49m x 2.54m)

Second bedroom overlooks the front garden area.

**Bedroom 3** 9' 2" x 8' 5" (2.80m x 2.57m)

Has a pleasant outlook to the rear garden, holds cupboard for additional storage. Currently used as a hobby/storage room and occasional guest bedroom.

**Garage** 16' 5" x 9' 3" (5.00m x 2.83m)

Garage access via manual shutter and lockable door with power and lighting.

**Externally**

Well maintained gardens to the front, rear and side all enclosed and ideal for entertaining. A single gated driveway to the front of the property, with an additional multi vehicle driveway and garage to the rear!

**Additional Information**

Awaiting EPC. Council tax band: 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 aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

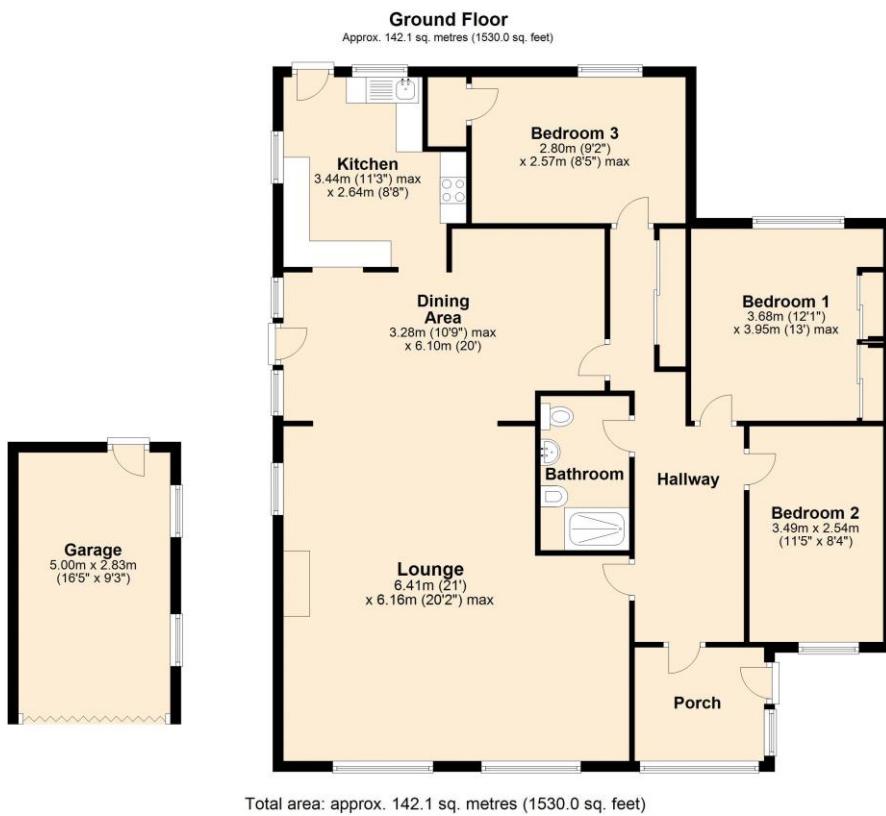
**Important Note To Purchasers**

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



## EPC Graph (full EPC available on request)

For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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