



## Hanover Walk, Winlaton, Tyne And Wear, NE21 6ES

**\*\*\*CHAIN FREE\*\*\*** Well presented two bedroom semi-detached bungalow which benefits from a lovely spacious garden plot! The property comprises of entrance hallway, lounge, kitchen with integrated appliances, conservatory, two bedrooms and bathroom W/C. The property has been updated to include a new kitchen, new bathroom and redecoration throughout. Externally the property benefits from lovely spacious low maintenance front, side and rear gardens, as well as a garage. Parking available in front of garage and on street. Viewing essential! EPC Rating C.



**\*\*\*CHAIN FREE\*\*\***

**Semi-Detached Bungalow**

**Two Bedrooms**

**Refurbished**

**Viewing Essential!**

**EPC Rating C**

**£179,950**

**Lounge** 13' 5" x 11' 5" (4.09m x 3.48m) max

**Kitchen** 11' 0" x 10' 6" (3.35m x 3.20m)

Fitted with a modern style range of wall and base units, including an integrated oven, hob, fridge, freezer and dishwasher. Access to the conservatory and rear garden.

**Conservatory** 10' 0" x 7' 10" (3.06m x 2.38m)

French doors to rear garden.

**Bedroom 1** 11' 5" x 10' 5" (3.48m x 3.18m)

**Bedroom 2** 11' 1" x 8' 4" (3.37m x 2.54m) max

Cupboard housing gas fired combi boiler.

**Bathroom** 7' 9" x 7' 3" (2.35m x 2.20m) max

Recently fitted with lovely modern fittings including bath with shower over, wash basin, W/C and towel rail radiator.

**Garage** 16' 10" x 7' 8" (5.12m x 2.34m)

Up and over garage door, light and power. Rear door giving access to the rear garden of the property.

### Externally

Low maintenance plot including artificial turf and patterned concrete paths to the front and side. To the rear the garden is paved giving a lovely low maintenance space to sit and relax. Garage to the side with parking available in front and on street.

### Additional information

Council tax band: B 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. We have been advised by the current owner that refurbishment of the property includes a rewire, new kitchen, new bathroom, new front door, new flooring and redecoration throughout.

### 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		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Floorplan

## Ground Floor

Approx. 79.1 sq. metres (851.3 sq. feet)



Total area: approx. 79.1 sq. metres (851.3 sq. feet)

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

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