



Beverley Drive, Hanover Estate, Tyne And Wear, NE21 6HF

A three bedroom mid terrace property in need of modernisation comes to the market ideal for a wide range of buyers looking to make Hanover Estate home. To the ground floor there is an entrance hallway, 'L' shaped lounge/dining area and kitchen. To the first floor there are three good sized bedrooms and a family bathroom. Externally the property looks out onto a lovely playing green with easy to maintain garden to the front and enclosed patio garden to the rear ideal for entertaining. There is a garage en-bloc and on street parking available close by. A viewing is simply essential to appreciate all the potential this property has to offer. Awaiting EPC.



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

Renovation Property

Mid Terrace

Three Bedrooms

Garage En- Bloc

Awaiting EPC

Offers Over £115,000

Lounge 13' 7" x 13' 1" (4.14m x 4.00m)

'L' Shaped lounge and dining room.

Kitchen 9' 11" x 8' 3" (3.01m x 2.51m)

Features a range of wall and base units for storage with space for white goods and integrated oven/hob.

Dining Area 9' 8" x 8' 5" (2.94m x 2.56m)

Dining area with hatch door access to the kitchen and pleasant outlook to the garden area.

Bedroom 1 12' 8" x 10' 6" (3.85m x 3.19m) *Max*

A double bedroom with built in double doored storage with pleasant outlook over the front playing green.

Bedroom 2 10' 0" x 8' 10" (3.04m x 2.70m) *Max*

Features a built in storage cupboard that houses the boiler and over looks the enclosed rear garden and surrounding views.

Family Bathroom 7' 11" x 5' 9" (2.42m x 1.74m)

Bathroom featuring bath with electric shower, wash basin and W/C.

Bedroom 3 9' 3" x 6' 5" (2.81m x 1.96m) *Max*

Features an outlook over the front garden and playing green and over stairs cupboard for storage.

Externally

A small garden to the front and enclosed garden to the rear with a garage en bloc along the street. (The garage related to this house is the middle of the three white garages).

Additional Information

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

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.

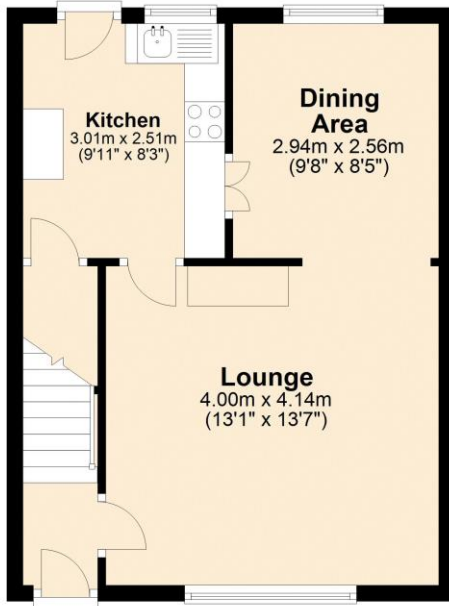




Floorplan

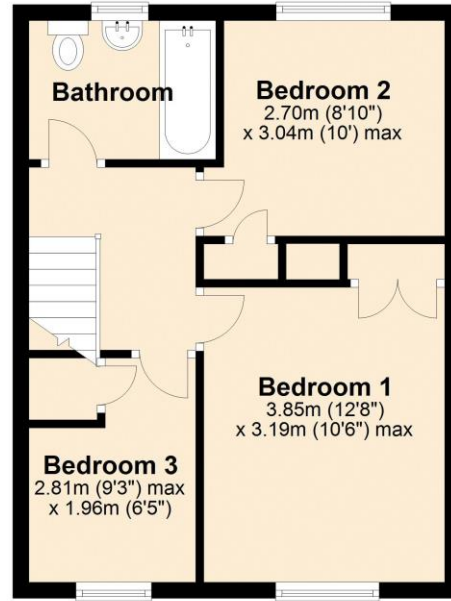
Ground Floor

Approx. 36.6 sq. metres (393.7 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



Total area: approx. 74.8 sq. metres (804.9 sq. feet)

EPC Graph (full EPC available on request)

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

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