



## **Herd Close, Hanover Estate, Tyne And Wear, NE21 6EG**

**\*\*\*CHAIN FREE\*\*\*** This three bedroom semi-detached property in the ever popular Herd Close on Hanover Estate simply **MUST** be viewed to be appreciated all the potential this family home has to offer! The property comprises of entrance porch, open lounge and dining area, galley style kitchen to the ground floor. The first floor benefits from three bedrooms and a family bathroom. Externally a driveway leads to an attached garage with power and integral access to the house, raised front garden. To the rear is a spacious enclosed rear garden with pleasant views. Viewing highly recommended to appreciate all this lovely home has to offer! Awaiting EPC.

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

**Semi Detached**

**Three Bedrooms**

**Gardens**

**Driveway & Garage**

**Awaiting EPC**

**Offers in the Region Of £170,000**

**Entrance Porch** 6' 3" x 3' 2" (1.90m x 0.96m)

**Lounge/Diner** 23' 11" x 12' 2" (7.29m x 3.70m) *Max*

An 'L' shaped open plan lounge diner with fireplace.

**Kitchen** 18' 0" x 10' 9" (5.49m x 3.28m) *Max*

Galley kitchen with access to the enclosed rear garden, and integral access to the garage holds a range of wall and base units for storage along with space for white goods including a fitted oven/ hob and microwave.

**W/C** 7' 7" x 3' 7" (2.31m x 1.08m)

Features a white suite W/C and Wash Basin.

**Bedroom 1** 12' 7" x 10' 10" (3.83m x 3.31m) *Max*

Features a range of wardrobes for storage.

**Bedroom 2** 11' 6" x 10' 9" (3.50m x 3.28m)

Features a range of built in wardrobes for storage with a pleasant outlook over the garden.

**Family Bathroom** 8' 8" x 5' 11" (2.64m x 1.81m)

Features a dark suite bath, wash basin, W/C and overhead shower.

**Bedroom 3** 10' 0" x 7' 9" (3.04m x 2.37m) *Max*

Features an over stairs cupboard for storage, this cupboard also holds access to the loft via small loft hatch.

**Garage** 16' 9" x 11' 11" (5.11m x 3.63m) *Max*

The garage features both garage door and doorway access. There is also power points and lighting.

### Externally

The is a raised lawn garden to the front, with driveway and garage for parking. To the rear there is a generous sized enclosed lawn garden to the rear ideal for entertaining.

### Additional Information

This is a freehold property. Council Tax Band C. Awaiting EPC.

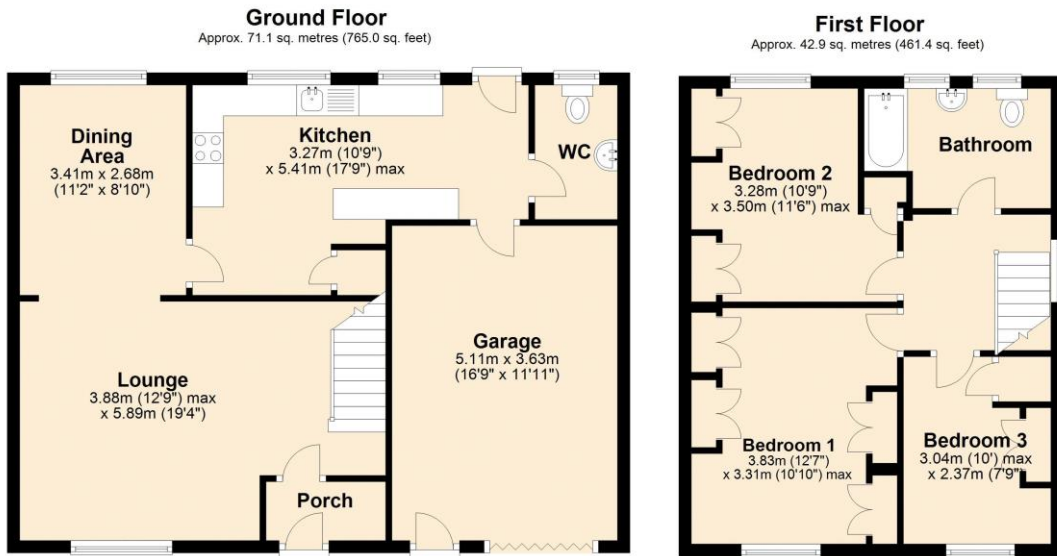
### Important Note To Purchaser

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. 113.9 sq. metres (1226.3 sq. feet)

**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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