

# BRUNTON

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RESIDENTIAL



**HANOVER DRIVE, BLAYDON-ON-TYNE, NE21**

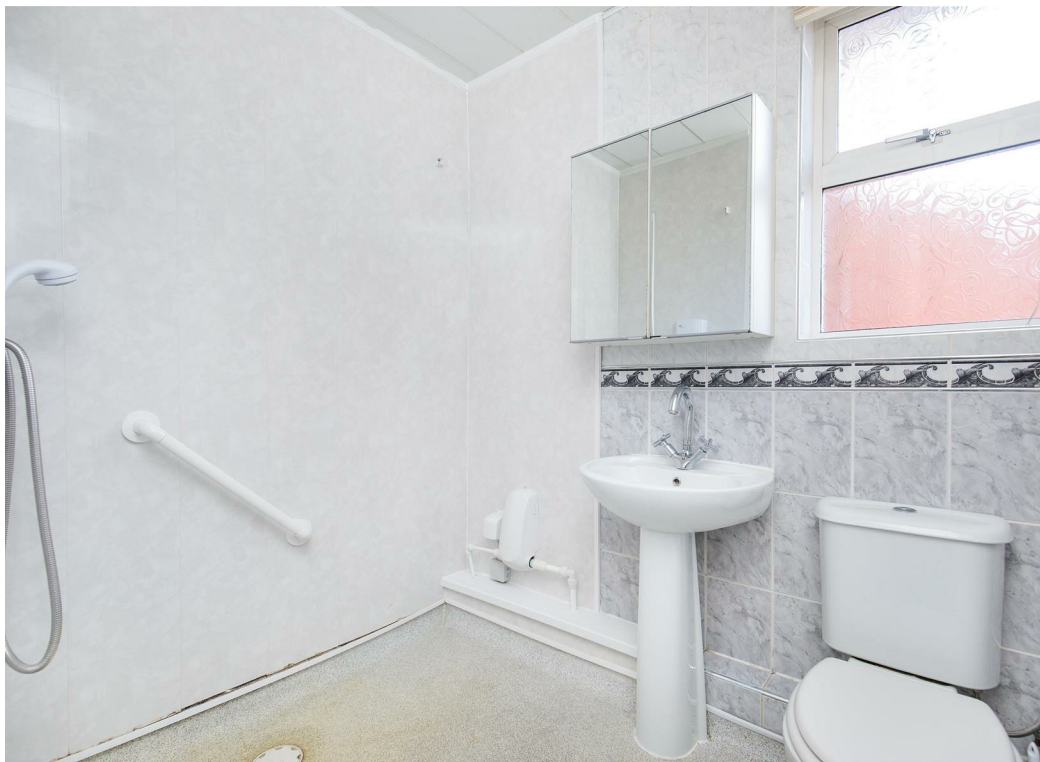
Offers Over £170,000

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Well-presented two-bedroom home located on Hanover Drive in Blaydon-on-Tyne, offering a practical and accessible layout, ideal for a range of buyers. Positioned on a pleasant corner plot, the property benefits from good outdoor space and convenient single-level living.

The accommodation comprises a front porch leading into an inner hallway, two double bedrooms with built-in storage, and a comfortable lounge with a feature fireplace and front-facing window. A wet room provides accessible shower facilities, while the kitchen is positioned to the rear with direct access to the garden. Externally, the property benefits from off-street parking, an attached garage with a roller shutter door, and gardens to both the front and rear.

Hanover Drive is situated within Blaydon-on-Tyne, offering convenient access to local amenities, shops and transport links, with Newcastle city centre and surrounding areas easily accessible.

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The internal accommodation comprises: a front porch, which leads through into the inner hallway. To the left-hand side of the hallway is a spacious double bedroom, benefiting from built-in wardrobes. Positioned behind this is a second double bedroom, which also provides useful built-in storage. At the top of the hallway, there is a useful storage cupboard. To the right-hand side of the hallway is the main lounge, which enjoys a forward-facing window and features a decorative fireplace, providing a comfortable living space. Located towards the rear of the hallway is the bathroom, which has been converted into a wet room, offering accessible shower facilities. To the rear of the property is the kitchen, which provides access directly onto the rear garden.

Externally, the property benefits from off-street parking and an attached garage with a roller shutter door. The property occupies a pleasant corner plot, offering outdoor space to both the front and rear.

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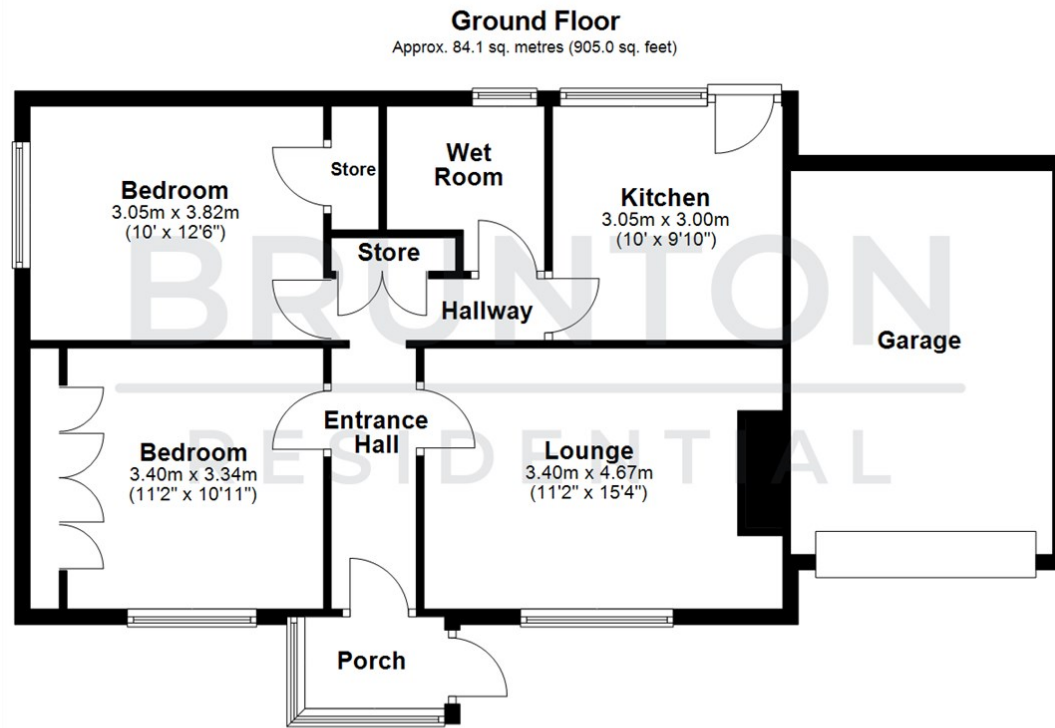
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TENURE : Freehold

LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : B

EPC RATING :



Total area: approx. 84.1 sq. metres (905.0 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	