



### 3 Hartoft Close

Newbottle, Houghton Le Spring, DH4 4HT

VILLAGE LOCATION... this two bedroom link house is in the perfect place! Situated within a picturesque conservation area in Newbottle the accommodation briefly comprises: Entrance door to lobby, spacious lounge, fabulous quality fitted kitchen with appliances and dining area, staircase to first floor giving access to two DOUBLE bedrooms, and a bathroom with white suite. Externally lie front and rear gardens with patio areas and block paved driveway perfect for chilling in the summer sun with an Ev charger. Additional benefits include: Gas central heating and double glazing and a great location!

Offers over £129,950

## 3 Hartoft Close

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- Two Bedroom Link House
- Stunning Fitted Kitchen Diner
- Off Street Parking
- No Chain
- G/ch & Double Glazing
- Bathroom With White Suite
- Ev Charger
- Spacious Lounge
- Stunning Rear Garden
- Village Location

Entrance door to

MORTGAGE ADVICE

Lobby

Please Note

Lounge

16'6" x 11'10" (5.03 x 3.61)

Kitchen

11'10" x 9'3" (3.61m x 2.82m)

Stairs To First Floor Landing

Bedroom One

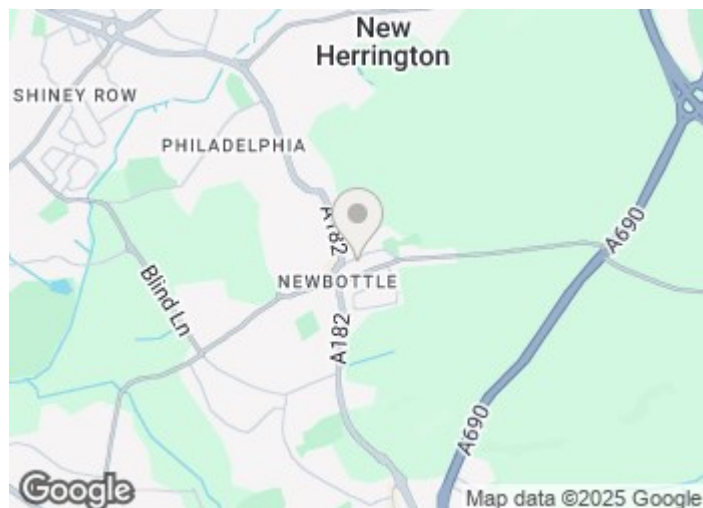
10'0" x 9'3" (3.07m x 2.82m)

Bedroom Two

11'10" x 8'0" (3.61m x 2.44m)

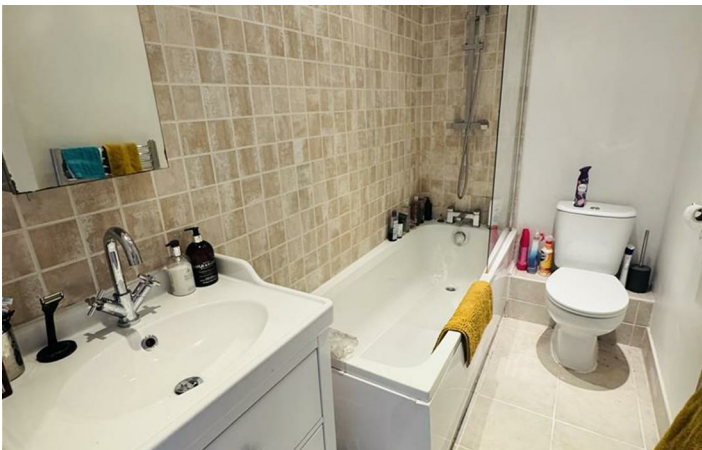
Bathroom

Externally



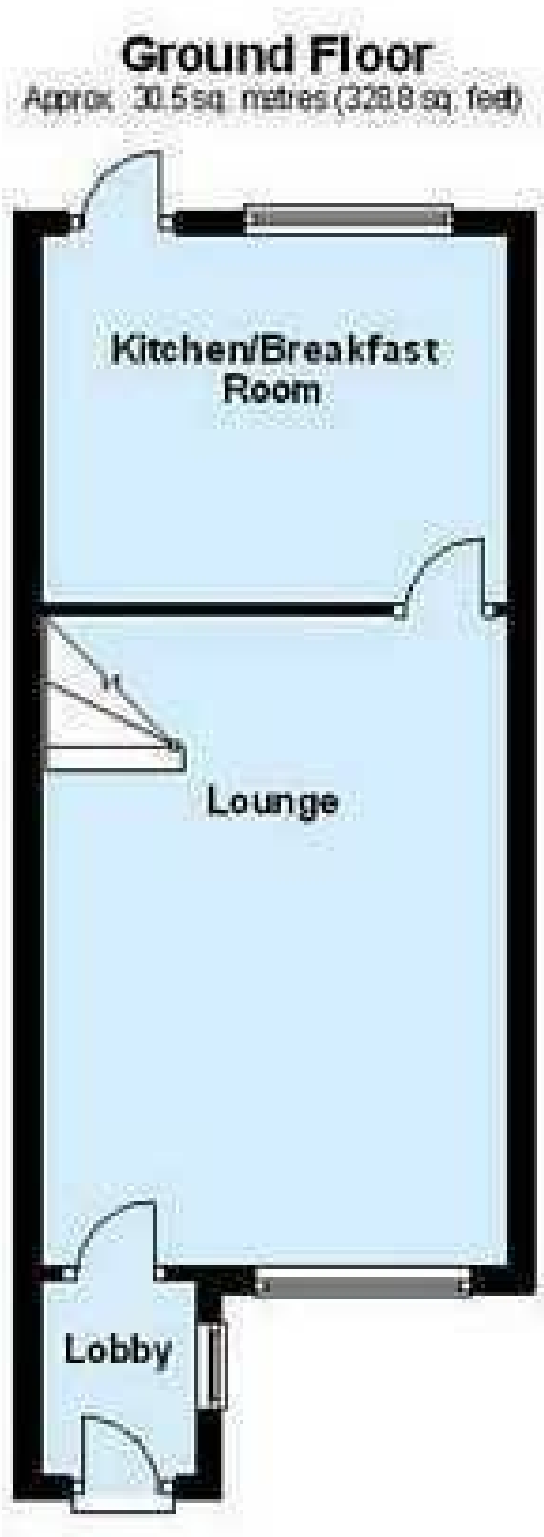
Directions







Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(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	