

# SIGNATURE

## NORTH EAST

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📍 Barley Way, New Hartley NE25 0GN



# Barley Way, New Hartley NE25 0GN

**Asking Price**  
**£250,000**

Signature North East proudly presents this charming 3-bedroom end-terraced property located in the sought-after area of New Hartley. Set in a fantastic location, it is just a short drive from the scenic coastline at Seaton Sluice and close to both Seaton Sluice and Seaton Delaval for local amenities. This property is perfect for families, with New Hartley First School within walking distance and the newly built Seaton Valley school nearby. Commuters will also benefit from excellent transport links, with direct buses to Blyth and Newcastle City Centre.

This property is currently available through shared ownership, with the option to purchase the full 100% share.

Upon entering the property, you are greeted by a welcoming central hallway that also provides access to a convenient ground floor W.C. The journey continues into the spacious living room, which is bright and airy, benefiting from a large window and ample space for furnishings. The open-plan kitchen and dining area is equally impressive, offering a variety of attractive wall and base units, complemented by sleek countertops. French doors lead out to the rear garden, creating a seamless indoor-outdoor living space.

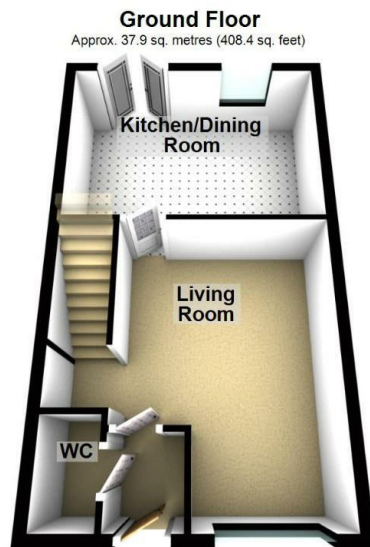
Moving up to the first floor, you will find three well-proportioned bedrooms. Bedrooms 1 and 2 comfortably accommodate double beds and additional furnishings, while Bedroom 3 is currently used as a dressing room but would also make an ideal children's room. The master bedroom boasts a stylish ensuite, complete with a walk-in shower, W.C., and hand basin. A family bathroom featuring a bathtub, hand basin, and W.C. completes this floor.

Externally, the property features a sizable rear garden, mainly laid to lawn, offering an ideal space for outdoor relaxation. Additionally, the home benefits from off-street parking with a double driveway located at the rear, providing ample space for two vehicles.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 76.0 sq. metres (817.9 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
16'1" x 15'1"

Kitchen / Dining Room  
15'1" x 10'5"

WC  
5'3" x 3'0"

Bedroom One  
13'9" x 8'6"

En Suite  
8'6" x 4'6"

Bedroom Two  
10'2" x 8'6"

Bedroom Three  
8'9" x 6'3"

Bathroom  
6'3" x 5'6"

## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>96</b> |
| (81-91) <b>B</b>                            | <b>84</b> |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales<br>EU Directive 2002/91/EC  |           |           |









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