



26 Gloucester Street

New Hartley, Whitley Bay NE25 0RH

- Spacious mid terraced home
 - 14Ft Lounge
 - 3 Bedrooms
- Driveway providing off street parking
- Convenient Location and close to good schools
- No Upper Chain
- 17Ft Dining Room
- Bathroom/WC
- Front garden
- Freehold

£114,995

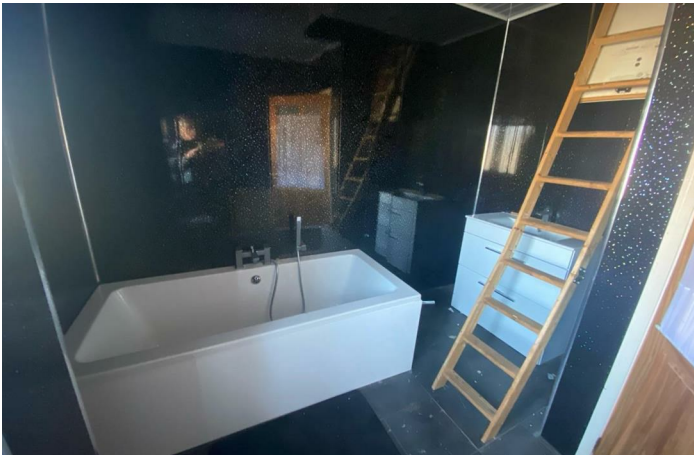




Offered for sale with no upper chain is this mid terraced home conveniently situated in the heart of New Hartley.

Briefly comprising: Lounge to the front overlooking front garden, good sized dining Kitchen with ample space for dining table and chairs, access to rear driveway.

To the first floor there are 3 bedrooms and family bathroom/WC with access into loft area which has ladder and boarded out (not inspected).



Externally there is a rear driveway offering off street parking and to the front is a fenced garden.

Also benefiting from gas central heating, UPVC Double glazing and alarm system.



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Entrance lobby

Lounge

14'10 x 13'8

Kitchen/Diner

17'4 x 9'8

Bedroom 1

14'3 x 7'7

Bedroom 2

9'8 x 8'9

Bedroom 3

10'2 x 8'8

Bathroom/WC

Externally

Garden to the front, yard to the rear for parking.

DISCLAIMER:

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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.

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We are contactable after hours on our social media pages and via email sd@mlestates.co.uk

VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT



Local Authority Northumberland County Council
Council Tax Band A
EPC Rating C
Deposit
Furnishing null

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



ML Estates Sales Office

27 Avenue Road, Seaton Delaval, Tynes
 And Wear, NE25 0DT

Contact

0191 237 60 60
 sd@mlestates.co.uk
 www.mlestates.co.uk/

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