



25 Gloucester Street , New Hartley NE25 0RH

- Spacious Mid Terraced House
 - Lounge to Front
 - Conservatory
 - Family Bathroom/w.c.
 - Ideal First Time Purchase
- Family Sized Accommodation
 - 17'0 Dining Kitchen
 - Four Bedrooms
 - Rear Yard/Front Garden
 - No Upper Chain

Offers In The Region Of £144,950





Offer for sale with no upper chain is this competitively priced in the heart of New Hartley is this well presented and cared for four bedroomed, mid terraced house offering excellent first time/family accommodation over three floors. The property had a new roof approximately 5 years ago. Local amenities are close by.

The accommodation briefly comprises Front entrance lobby with stairs to first floor, lounge to the front with gas fire and Karndean flooring. Dining Kitchen with an excellent range of wall and floor units with contrasting work surfaces incorporating sink unit, induction hob, electric oven and extractor, dishwasher, plumbing for automatic washing machine, breakfast bar island with extra storage. Conservatory with doors opening to rear yard. To the first floor there are three bedrooms and a family bathroom with corner bath and mains shower over, pedestal wash hand basin and low level w.c.. To the second floor is bedroom 4 with Upvc double glazed window to the front and easy access boarded loft area for storage. Externally there is a yard to the rear and garden to the front. there is Upvc double glazing, electric and gas heating. The roof was replaced approximately five years ago. Viewing of this family home comes highly recommended.

Entrance Lobby

Lounge
13'9 x 13'9

Dining Kitchen
17'3 x 9'7

conservatory
16'8 x 7'6

First Floor Landing

Bedroom 1
10'2 x 8'9 (incl robes)

Bedroom 2
11'5 x 10'9

Bedroom 3
9'7 x 9'1

Bathroom/w.c.
7'8 x 9'1

Bedroom 4
11'5 x 10'9





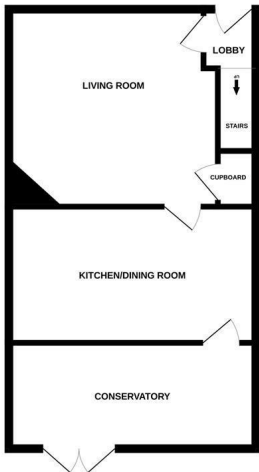
Local Authority Northumberland County Council
Council Tax Band A
EPC Rating E
Tenure Freehold

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		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

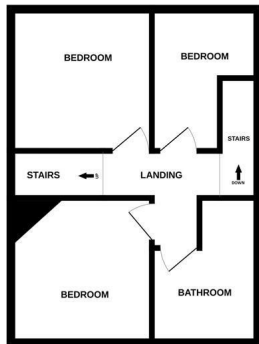
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



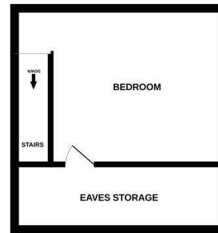
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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