



## 9 Hester Gardens

New Hartley, Whitley Bay NE25 0SH

- Mid Terraced House
  - Lounge
  - Dining Room
  - Bathroom/w.c.
- Garage in separate block
- Renovation Required
  - Kitchen
  - Four Bedrooms
- Gardens Front and Rear (sunny aspect)
- Viewing Recommended

**Fixed Asking Price £139,950**







A traditional mid terraced house situated in New Hartley village nestled in a row of similar houses. The property we are marketing does require overhaul and modernisation and has been priced accordingly. The accommodation on offer briefly comprises Entrance Lobby with stairs to first floor. Lounge with door to good sized kitchen with dining room off. The Dining Room has a door to the rear garden. To the first floor there are four bedrooms and a bathroom/w.c. Externally there are gardens to the front and rear (the rear sunny aspect garden backs onto the the Hester Pit memorial garden). Also a single garage in separate block. With vision this property has the potential to be transformed into a lovely family home. Viewing Recommended.



## Entrance Lobby

## Lounge

11'9 x 15'9

## Kitchen

12'6 x 9'7

## Dining Room

11'9 x 6'9

## Bedroom 1

11'7 x 14'11

## Bedroom 2

10'3 x 11'4

## Bedroom 3

7'2 x 8'5

## Bedroom 4

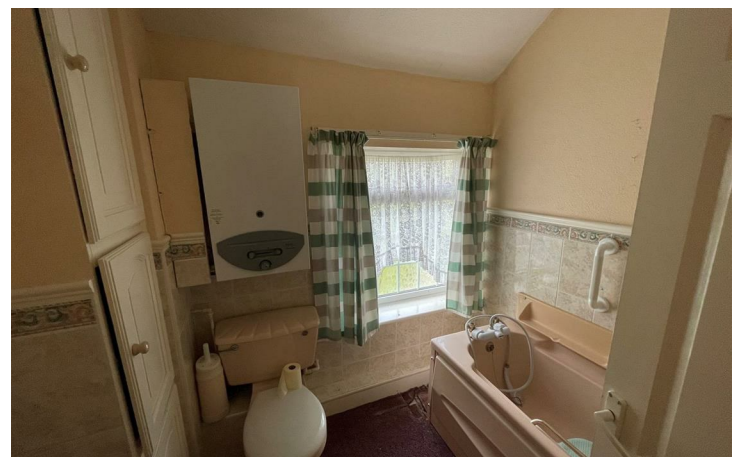
6'11 x 6'2

## Bathroom/w.c.

7'6 x 6'10

## Externally

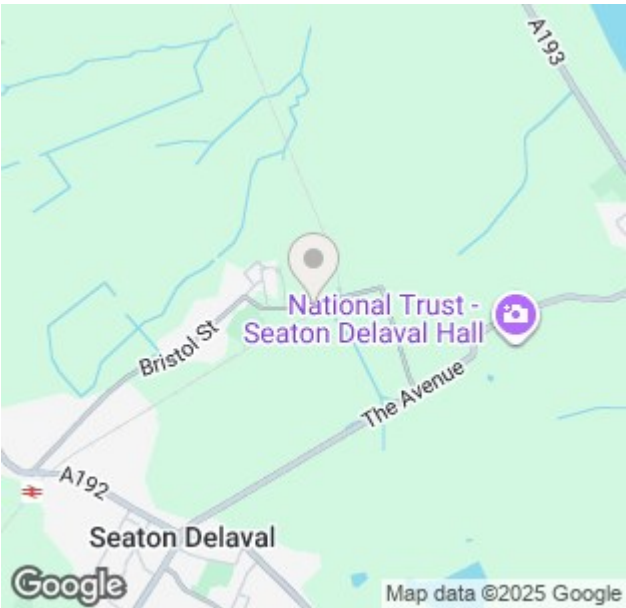
Gardens front and rear.



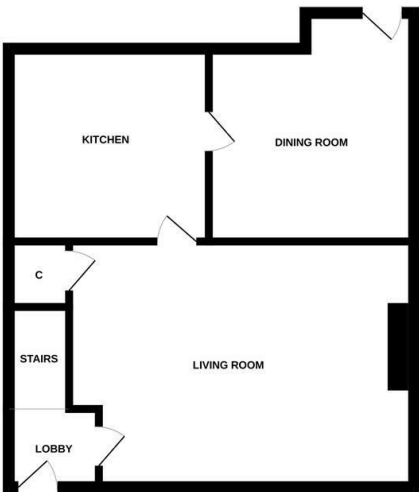
Local Authority Northumberland  
Council Tax Band A  
EPC Rating D  
Tenure Freehold

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

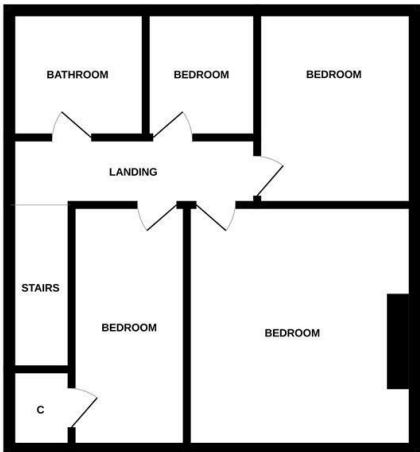
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales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



GROUND FLOOR



FIRST FLOOR



HESTER GARDENS, NEW HARTLEY, WHITLEY BAY

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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