

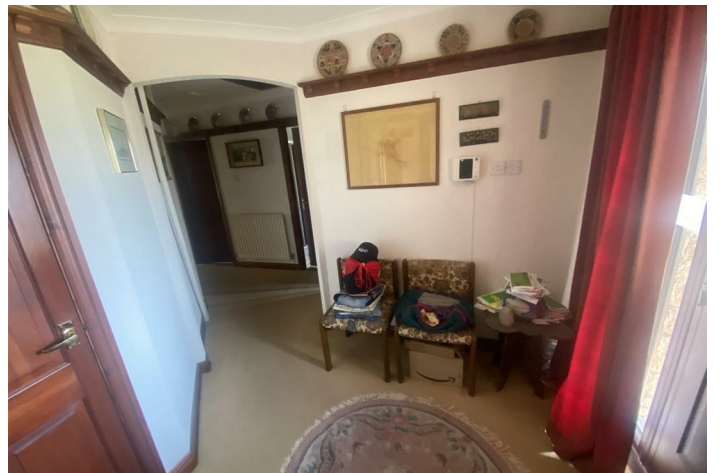


2 Merrington Close

New Hartley NE25 0TQ

- Spacious detached bungalow
 - Quiet Cul De Sac
 - Conservatory
 - 3 Bedrooms
- Double garage & Gardens
- Open views to the rear
 - Large Lounge/Diner
 - Kitchen/Utility room
 - Bathroom & En-suite
- Freehold

Offers Over £335,000





Beautifully positioned with open views to the rear over open fields is this spacious detached bungalow, situated in the ever so popular New Hartley village in a quiet cul-de-sac.

Briefly comprising Reception Hallway with storage, Lounge/Diner to the rear with ample space for table and chairs, access to the rear and conservatory, fitted kitchen with a range of wall and floor units with gas hob and electric oven, separate utility room with wall mounted central heating boiler and space for White goods. There are 3 bedrooms, master with fitted robes and En-suite with separate shower enclosure mains shower, low level WC and wash hand basin. Family Bathroom with coloured suite of panelled bath. separate shower enclosure with mains shower, bidet, wash hand basin and low level WC.

Externally there is a double driveway leading to double garage. To the rear is a lawned and patio garden with views over open fields.



Reception Hallway

Lounge/Diner

24'1 x 19'1

24'1 narrowing to 13'6 x 19'1 down to 11'2

Kitchen

9'11 x 9'2

Utility room

9'0 x 6'3

Conservatory

9'9 x 6'3

Bedroom 1

14'5 x 12'11

En-suite

6'10 x 5'7

Bedroom 2

9'10 x 9'10

Bedroom 3

9'7 x 8'4

Bathroom

9'4 x 6'10

Externally

Garage

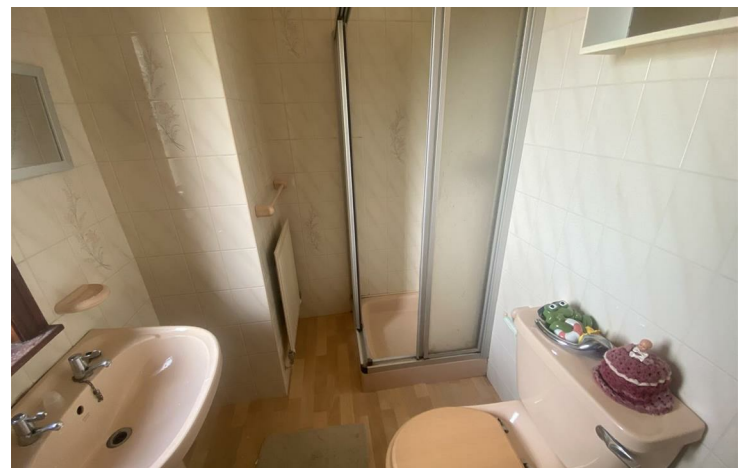
17'2 x 17'9

Disclaimer

ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. 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.

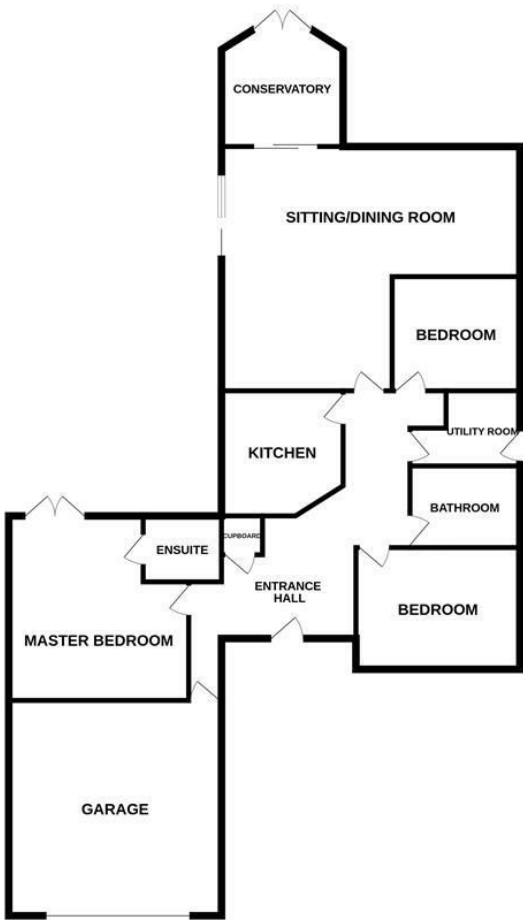


Local Authority
Council Tax Band
EPC Rating C
Tenure

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 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



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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.