

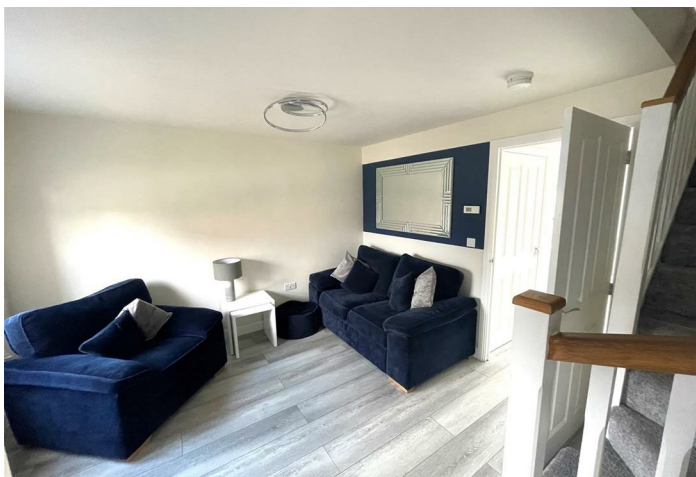


33 Barley Way

New Hartley, Tyne & Wear NE25 0GN

- Stunning Mid Link House
- Perfect First Time Buy
- Breakfasting Kitchen
 - Two Bedrooms
- Garden to the Rear
- Section 106 Affordable Housing Scheme
 - Lounge
 - Cloaks/w.c.
 - Bathroom/w.c.
- Driveway to the front

£134,750





A great opportunity for a first time buyer to purchase this beautifully presented two bedroomed mid link property situated on this modern development in the heart of New Hartley. Amenities in the local area include the newly opened Norhumberland line train station with direct access to Newcastle City Centre and the recently opened Seaton Valley High super school. The property is being sold under the Section 106 agreement and interested parties will need to be approved by the local authority. The accommodation on offer briefly comprises Entrance Lobby, Lounge to the front with stairs rising to the first floor, Fully fitted breakfasting kitchen with an excellent range of modern units incorporating an integrated dishwasher, frige/freezer and built in oven, hob and extractor hood. French doors open onto the pleasant rear garden. There is useful ground floor cloaks/w.c. To the first floor there are two good sized bedrooms and a family bathroom/w.c. Externally there is a private driveway and lawned area to the front whilst to the rear there is a nice sized, fenced garden. This property presents a great opportunity to get on the property ladder. View early.

Entrance Lobby

Lounge

12'11 x 11'08

Breakfasting Kitchen

12'10 x 8'11

Cloaks/W.c.

6'0 x 3'8

Bedroom 1

11'11 x 9'8

Bedroom 2

12'11 x 7'6

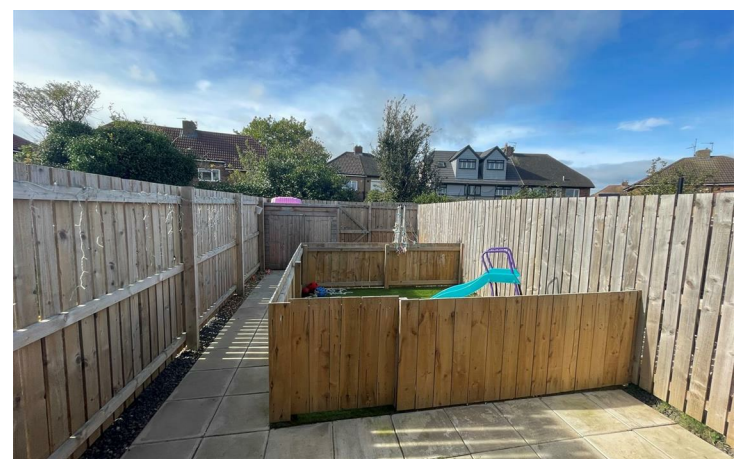
Bathroom/w.c.

6'0 x 6'5

External

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. ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract. The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.



Local Authority northumberland
Council Tax Band A
EPC Rating B
Tenure Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(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



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