

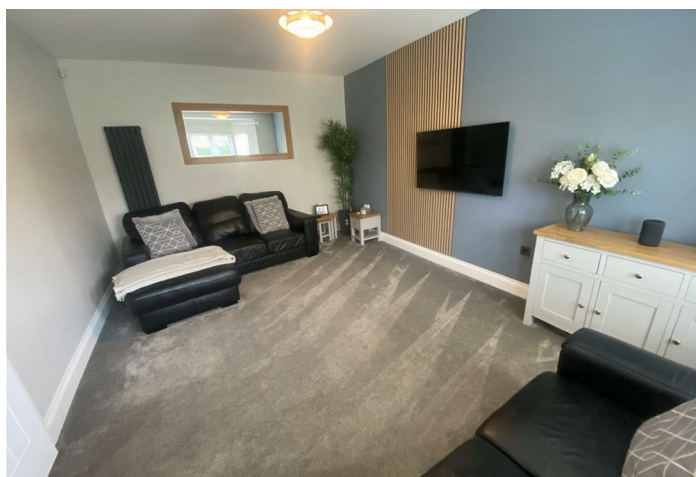


## 22 The Brambles

New Hartley, Whitley Bay NE25 0RQ

- Beautifully Presented
  - 16ft Living Room
- Family Bathroom/Ensuite
  - Garage & Gardens
  - Popular Location
- Gorgeous Dining Kitchen
  - 4 Bedrooms
- Ground floor w.c & Utility Room
- Fantastic Family Accommodation
  - Viewing is Recommended

**Offers Over £320,000**







Situated in the ever so popular peaceful Village in New Hartley with local amenities just a short distance away including Seaton Delaval Train Station. The property offers excellent upgraded family accommodation and is well worthy of internal viewing.

Briefly comprising a welcoming Reception Hallway, Ground Floor Cloaks/w.c., Living Room with modern decor, Stunning open plan Dining Kitchen with ample wall & floor units with contrasting work surfaces incorporating sink unit with mixer tap, Induction hob, electric hob and microwave, integrated dishwasher, fridge freezer and wine cooler, extractor hood, recessed lighting, two sets of double French Doors to rear garden, Utility Room with work bench incorporating stainless steel sink unit and plumbing for automatic washing machine. To the first floor there is a spacious Landing with Loft access, 4 Bedrooms master with built in wardrobes and door to En-suite comprising separate shower enclosure with mains shower, vanity wash handbasin and low level w.c.. Family Bathroom with white suite of panelled bath, wash handbasin, low level w.c. partially tiled walls.

Externally there is a double driveway leading to a garage with up and over door, light and power, wall mounted gas central heating boiler. To the rear there is a fenced garden mainly laid to lawn, patio which is ideal for garden furniture, side gate.

## Reception Hallway

## Ground Floor Cloaks W.C

## Living Room

16'2 x 11'3

## Dining Kitchen

17'11 x 11'1

## Utility Room

5'10 x 4'7

## First Floor Landing

## Bedroom One

14'9 x 11'2

## Ensuite

## Bedroom Two

11'8 x 11'1

## Bedroom Three

10'0 x 8'0

## Bedroom Four

8'2 x 8'0

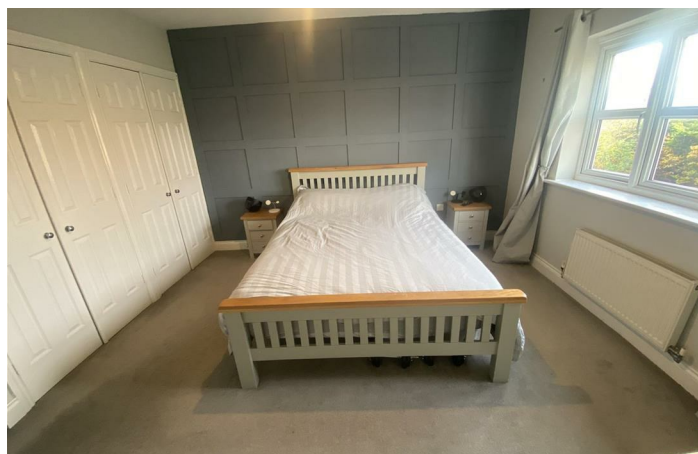
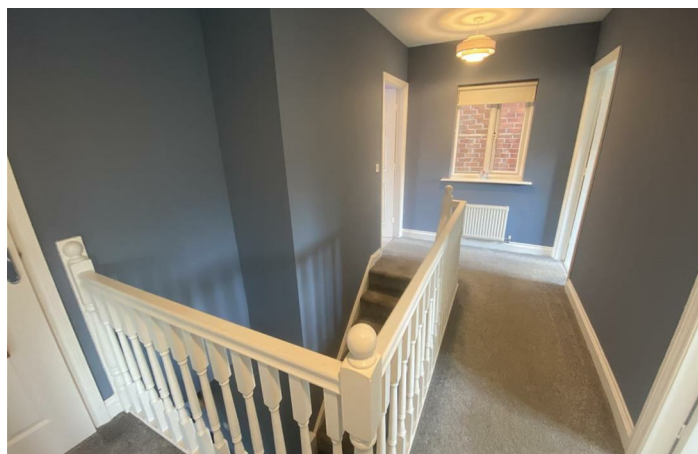
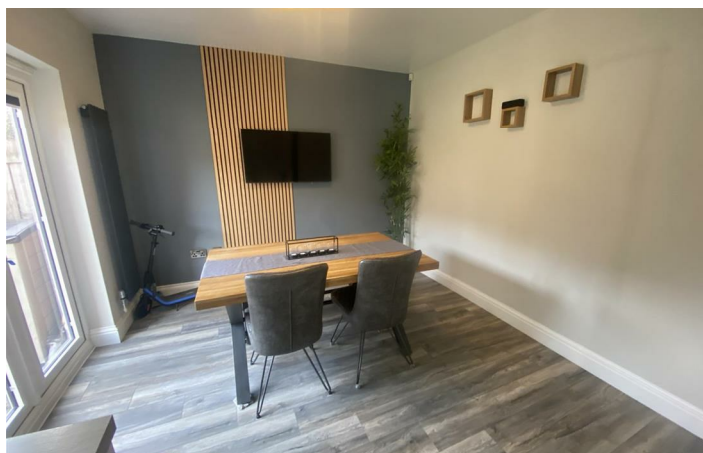
## Bathroom

7'8 x 6'6

## Externally

## Disclaimer

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Local Authority Northumberland County Council  
Council Tax Band D  
EPC Rating C  
Tenure Freehold

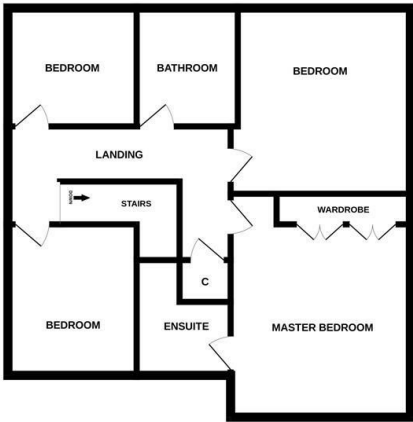
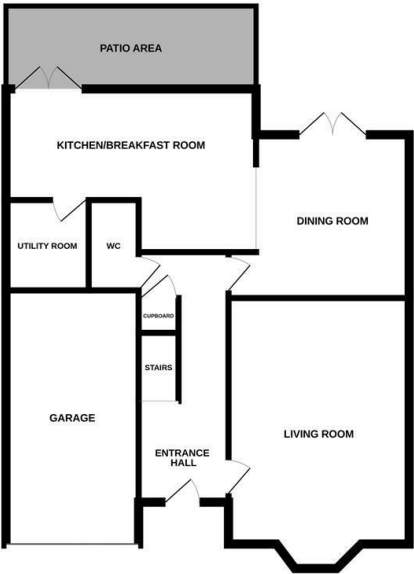
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>72</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & 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



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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