

Accommodation

Entrance Hall

Kitchen (rear) 11' 9" x 10' 3" (3.58m x 3.12m)

fitted with a range of wall and floor units, stainless steel single drainer sink unit, ceramic tiling above worktop, gas cooker point, double central heating radiator, upvc part glazed door to the rear garden

Utility Room (rear)

wall mounted gas central heating boiler, plumbed for automatic washing machine, ceramic tiling to walls

Bedroom Three (rear) 11' 7" x 8' 4" (3.53m x 2.54m)

central heating radiator, access via ladder to a loft space

Office/Study (front) 8' 4" x 8' 3" (2.54m x 2.51m)

central heating radiator

Inner Hallway

central heating radiator, built in cupboard

Lounge/Dining Room (front) 22' 0" x 10' 9" (6.70m x 3.27m)

windows to two sides, two central heating radiators, TV point

Bedroom One (front) 13' 0" x 12' 0" (3.96m x 3.65m)

double built in wardrobe, central heating radiator

Bedroom Two (rear) 11' 9" x 10' 9" (3.58m x 3.27m)

central heating radiator

Bathroom

fitted with a glazed walk in shower, wash hand basin and panelled bath, ceramic tiling to walls, tiled floor, chrome heated towel rail, recessed downlighters to a vinyl panelled ceiling

Separate w.c.

fitted with a low level w.c. bidet and pedestal wash hand basin

External

garden to the front with a driveway for off street car parking. Good sized rear garden with Geo Dome greenhouse and timber shed

Tenure

We are advised the property is freehold however confirmation should be sought from your legal advisors prior to proceeding with the purchase

Council Tax

Band D

LJ Lucas James

Estate Agents Surveyors Lettings



Melton Drive
New Hartley, NE25 0RD

OIRO: £270,000

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.

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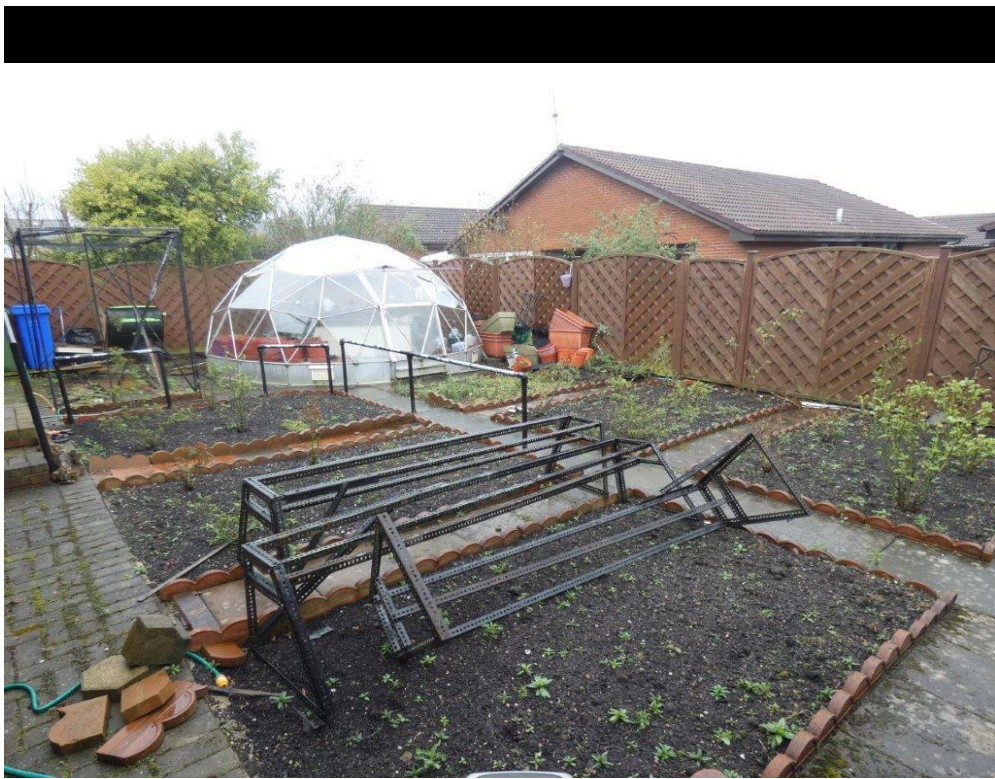
The Property Ombudsman

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PrimeLocation

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Three Bedroom Detached Bungalow

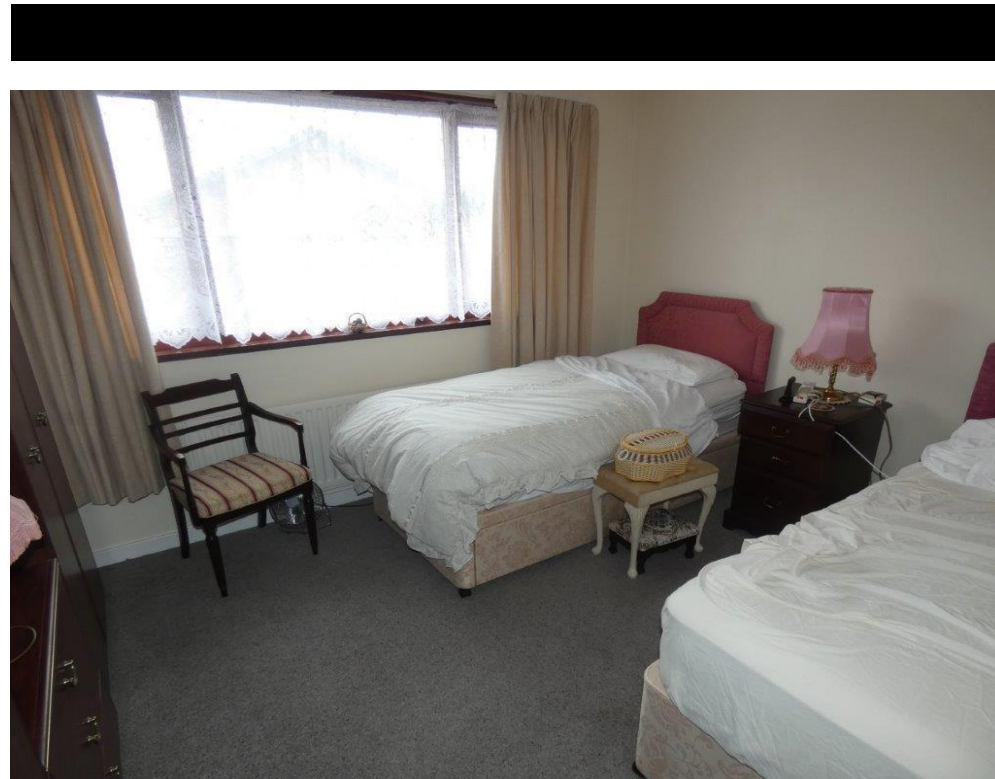
Spacious Accommodation

Some Updating Required

Additional Study/Office

Good Sized Rear Garden

No Onward Chain



This detached bungalow is well positioned within the popular village of New Hartley close to all local amenities together with road links to the coast and nearby centres. The accommodation briefly comprises a spacious entrance hall, a generous lounge/dining room extending to 22.0', a fitted kitchen with separate utility room, three bedrooms, a useful study/office, bathroom with a walk in shower and a separate three piece fitted w.c. Externally the property has a garden with a driveway for off street car parking to the front and a good sized garden to the rear. There is gas fired radiator central heating and whilst there are some updating works required it has been well maintained and should appeal to a wide range of prospective buyers.

