

## Accommodation

### Ground Floor

#### Entrance Porch

UPVC part glazed entrance door, upvc double glazed windows, tiled floor.

#### Inner lobby

Wood flooring, central heated radiator, stairs up to the first floor landing.

#### Lounge (Front) 15' 7" x 12' 0" (4.75m x 3.65m)

Feature decorative cast iron fireplace set on a stone hearth, wood flooring, double central heated radiator, TV point, upvc double glazed window, understair cupboard.

#### Dining Kitchen (Rear) 20' 6" x 9' 8" (6.24m x 2.94m)

A superb kitchen fitted with an extensive range of wall, floor and drawer units with solid wood worktops. Integrated appliances include an electric oven, microwave, five burner gas hob with extractor oven, washing machine, dishwasher and wine cooler together with an inset Belfast sink with chrome mixer tap. Ceramic tiling above worktops, tiled floor, cupboard housing the gas central heating boiler, recessed downlighters to ceiling, central heated radiator, upvc double glazed window and door to the rear garden together with french doors off the dining area.

### First Floor

Stairs up to the first floor landing with access to a boarded and insulated loft space.

#### Bedroom 1 (Front) 14' 10" x 11' 0" (4.52m x 3.35m)

Wood effect laminate flooring, central heated radiator, built in wardrobe, upvc double glazed window.

#### Bedroom 2 (Rear) 11' 2" x 0' 0" (3.40m x 0.00m)

Central heated radiator, upvc double glazed window.

#### Bedroom 3 (Front) 11' 4" x 7' 0" (3.45m x 2.13m)

Built in cupboard, central heated radiator, upvc double glazed window.

#### Bedroom 4 (Rear) 6' 10" x 6' 4" (2.08m x 1.93m)

Fitted with a three piece white suite comprising a panelled bath with electric shower and glazed screen, wash hand basin and wc set in vanity units, chrome heated towel rail, ceramic tiling to walls, tiled floor, upvc

### External

Garden to the front laid mainly to gravel with mature shrubs and shared access to the rear garden which is laid mainly to lawn with paved patio areas. There is an additional garden area off the rear garden which also provides access to a single garage in a nearby block.

Council Tax Band - A

### Tenure

Freehold

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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Hester Gardens

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OIEO: £210,000

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Superb Traditional Mid Terraced House

Four Bedrooms

Exceptional Dining Kitchen

Splendid Decorative features

High Specification Throughout

No Upper Chain



Internal inspection is unreservedly recommended at this hugely impressive mid terraced house situated within the popular village of New Hartley. There are local amenities nearby together with access to the new Northumberland line railway station at Seaton Delaval, additional public transport and road links to the coast and nearby centres. The property is full of character and has been decorated and fitted to a particularly high standard. The accommodation briefly comprises an entrance porch, a spacious lounge with feature fireplace, a superbly fitted dining kitchen extending to approximately 20 "0", four first floor bedrooms and well fitted bathrooms/wc. Externally there is a pleasant garden to the front with a shared access leading to a generous rear garden with an additional garden area beyond which also provides access to a single garage in a nearby block. The property benefits from gas fired central heating, UPVC double glazing and is available with no upper chain.

