



Chipchase Court | New Hartley | NE25 0SR

**£120,000**

Enjoying a fabulous village location and pedestrianised front, this lovely family home is superbly located, enjoying close proximity to the local school, shops and bus routes. The recently operational train station is also in the vicinity and Seaton Sluice beach approximately a five minute drive from the village. Offering no onward chain and spacious rooms, there is an entrance hallway, spacious lounge with feature fireplace and electric fire, excellent sized dining kitchen with integrated appliances, (not tested), and access out to the rear garden. There are three bedrooms to the first floor and a modern bathroom with shower. Enclosed rear garden with delightful sunny aspect and detached garage.

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**Sought After Family Link**

**Lounge with Feature Fireplace**

**Gorgeous Village Location**

**Excellent Sized Dining Kitchen**

**Close to Popular School**

**Three Bedrooms**

**Five Minute Drive from Beach**

**Front and Rear Gardens,**

For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

ENTRANCE HALL: laminate flooring, radiator, staircase up to the first floor, door to:

LOUNGE: (front): 14'6 x 11'6, (4.37m x 3.51m), spacious front facing lounge with double glazed Georgian Bar window, under-stair cupboard, radiator, attractive feature fireplace, electric fire, through to:

DINING KITCHEN: (rear): 15'0 x 10'9, (4.57m x 3.28m), spacious family dining kitchen with double glazed door out to the garden area, two double glazed windows, range of fitted base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, plumbed for automatic washing machine and dishwasher, tiled splashbacks, radiator

FIRST FLOOR LANDING AREA: loft access, door to:

FAMILY BATHROOM: modern suite comprising of, bath with mixer taps, electric shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, radiator, tile effect flooring, Georgian Bar double glazed window

BEDROOM ONE: (front): 13'4 x 8'5, (4.06m x 2.57m), radiator, double glazed window

BEDROOM TWO: (rear): 10'7 x 8'0, (3.22m x 2.44m), radiator, double glazed window, storage cupboard housing combination boiler

BEDROOM THREE: (front): 10'6 x 6'2, (3.20m x 1.88m), radiator, double glazed window, laminate flooring

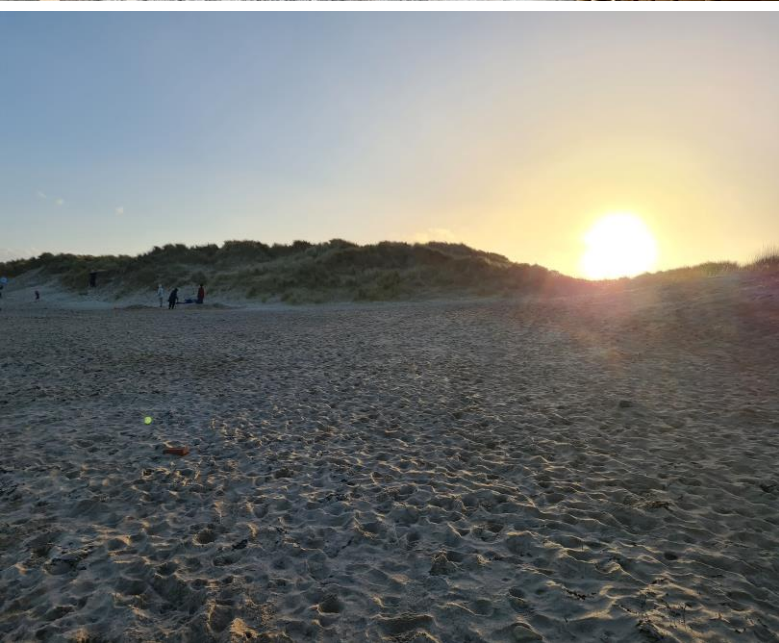
EXTERNALLY: Gated front garden area off pedestrianised path, private and enclosed rear garden with delightful sunny aspect, lawn and shed. Detached garage

**T: 0191 2463666**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Detached Garage

**AGENTS NOTE:** Please note that this property is sold as seen. **All services/appliances have not and will not be tested. The property will remain on the market until exchange of contracts.**

If you require any further information on this, please contact us.

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

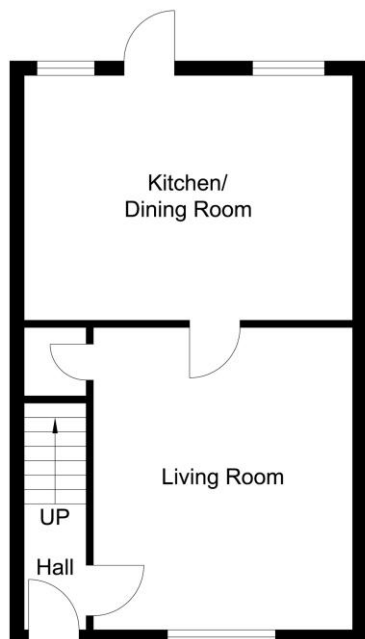
Length of Lease: 999 years from 30.03.2025

Ground Rent: £20 per annum

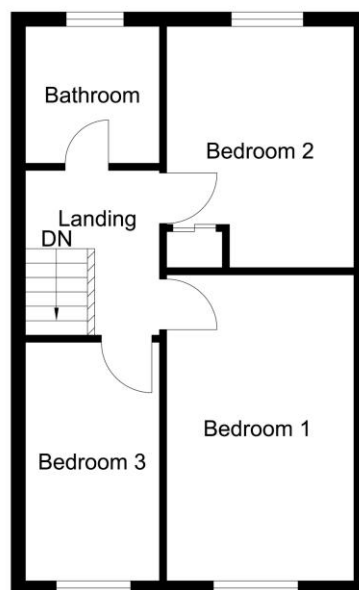
### COUNCIL TAX BAND: C

### EPC RATING: A

WB3036.AI.DB.09.05.2025 V.1



Ground Floor



First Floor

## 24 Chipchase Court

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	86 B

**Important Note:** Rook Matthews Sayer (RMS) 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 part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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