



19 Northholme Road

Church Fields, New Hartley, Whitley Bay NE25 0GG

- Beautifully Presented Detached House
 - Lounge with Media Wall
 - Utility Area/Ground Floor w.c.
 - Family Bathroom
 - Driveway & Garage
- Churchfields Estate
- Modern Dining Kitchen
- 4 Bedrooms master Ensuite
- Gardens to Front & Rear
- Viewing is recommended

£349,950





We are delighted to offer this beautifully presented Detached house situated on the Churchfields Estate, built by Barrett's Homes. The property type is of the 'Kingsley' Design which offers excellent, ready to move in family accommodation with the added benefit of a media wall to the Living Room and a landscaped garden to the rear. Not overlooked to front in a lovely cul-de-sac.

Briefly comprising a welcoming Reception Hallway with storage cupboard and ground floor Cloaks/w.c comprising a low level w.c. and wash handbasin, stairs to first floor, Lounge with media wall, modern Dining Kitchen with an excellent range of wall and floor units with contrasting work surfaces incorporating stainless steel sink unit with mixer tap, gas hob and electric oven and extractor hood. integrated dishwasher and fridge freezer, LVT flooring, space for table & chairs, french doors opening to rear garden. Utility area with work bench with plumbing for automatic washing machine. To the first floor landing there is a handy storage cupboard, master Bedroom to front with door to En-suite with shower enclosure with mains shower, low level w.c., wash hand basin, extractor and shaver point. A further 3 well proportioned Bedrooms and a Family Bathroom with white suite of a panelled bath, low level w.c and wash handbasin.

Externally there is a lawned garden to the front with driveway leading to a single garage with up & over door and light and power. To the rear there is a landscaped fenced garden with patio ideal for garden furniture, artificial grass and raised planters.

Reception Hallway

Ground Floor W..C

Living Room

15'5 x 11'1

Dining Kitchen

19'5 x 10'5

Utility Area

6'1 x 4'1

First Floor Landing

Bedroom One

10'11 x 9'10

Ensuite

5'1 x 4'9

Bedroom Two

10'3 x 10'1

Bedroom Three

9'10 x 9'0

Bedroom Four

9'10 x 7'1

Bathroom/w.c

6'5 x 5'6

Externally

Disclaimer

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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.

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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.







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

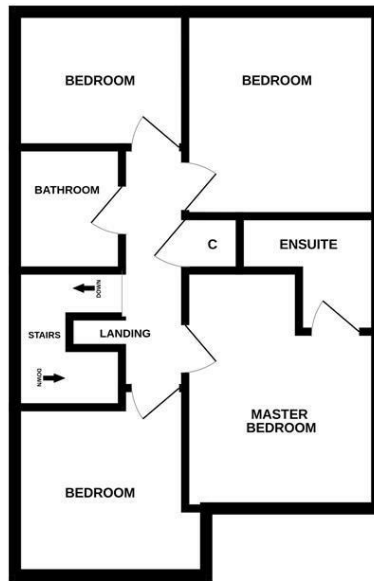
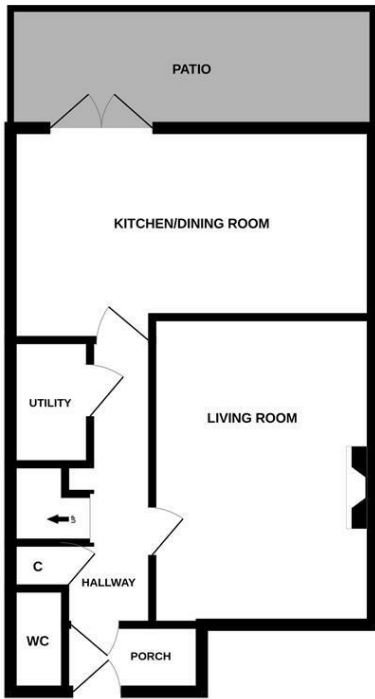
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 84 | 94 |
| 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 | |



GROUND FLOOR

1ST 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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