



## 29 Chipchase Court

New Hartley, NE25 0SR

£650 pcm

- ◆ Semi Detached House
- ◆ Popular Location
- ◆ 18ft Lounge
- ◆ 14ft Dining Kitchen
- ◆ Three Bedrooms
- ◆ Bathroom
- ◆ UPVC Double Glazing
- ◆ Garage & Driveway
- ◆ Gardens
- ◆ Available November 2020



ML ESTATES  
EST 1994



## 29 Chipchase Court, New Hartley, Tyne & Wear, NE25 0SR



### Property Description

Situated in the popular village of New Hartley, close to local amenities. Well worthy of internal viewing to appreciate the property on offer.

To the ground floor there is an entrance porch, 15ft lounge with staircase to the first floor, dining kitchen, utility room.

To the first floor there are three bedrooms and a bathroom.

Externally there are gardens to the front and rear, driveway leading to garage.

Also benefiting from gas central heating and UPVC double glazing.



## ACCOMMODATION

UPVC double glazed entrance door leading to...

## PORCH

UPVC double glazed windows, laminate flooring, glazed wooden door to...

## LOUNGE

14' 8" x 14' 6" (4.47m x 4.42m) UPVC double glazed window to the front elevation, TV point, telephone point, brick feature wall, laminate flooring, electric stove with wooden surround, staircase leading to first floor, central heating radiator, arch to...



## DINING KITCHEN

10' 10" x 16' 5" (3.3m x 5m) UPVC double glazed window to the rear elevation, patio doors leading onto rear garden, laminate flooring, central heating radiator, space for table and chairs, wall, floor and drawer units with contrasting work surfaces, PVC ceiling, glazed door to...

## UTILITY ROOM

8' 4" x 9' 7" (2.54m x 2.92m) UPVC double glazed window to the rear elevation, wooden glazed door to the rear garden, floor unit with contrasting work surface, stainless steel sink unit with mixer tap and drainer, automatic washing machine, electric freestanding oven, panelled walls, tiled floor, central heating radiator, door to garage.



Staircase from lounge lead to...

## FIRST FLOOR LANDING

Loft access housing central heating boiler, storage cupboard, UPVC double glazed window to the side elevation.

## MASTER BEDROOM

14' 4" x 7' 8" (4.37m x 2.34m) UPVC double glazed window to the front elevation, central heating radiator, built in wardrobes with over head storage.

## BEDROOM TWO

10' 0" x 8' 8" (3.05m x 2.64m) UPVC double glazed window to the rear elevation, central heating radiator, sliding door mirror wardrobe, laminate flooring.





### **BEDROOM THREE**

12' 3" x 7' 7" (3.73m x 2.31m) UPVC double glazed window to the front elevation, central heating radiator, laminate flooring, large storage cupboard.

### **BATHROOM**

7' 6" x 7' 0" (2.29m x 2.13m) UPVC double glazed frosted window to the rear elevation, PVC walls and ceiling and down lights to ceiling, low level WC, wash hand basin, panelled bath with mixer tap, mains control shower with glass shower screen, ladder style central heating radiator.



### **EXTERNALLY**

To the front of the property there is a gravelled area and driveway leading to a single garage.

To the rear there is a fenced garden with artificial grass, chimney BBQ, decking area, paved area, shed and shrubs.

### **GARAGE**

There is a single garage with up and over door, light and power.

### **A PROPERTY TO LET?**

IF YOU ARE THINKING OF RENTING YOUR PROPERTY IN THE AREA OR ARE CURRENTLY ON THE MARKET WITH ANOTHER AGENT AND ARE NOT RECEIVING THE RESULTS YOU WISH, WE WOULD BE HAPPY TO CARRY OUT A FREE VALUATION AND ADVISE ON MARKETING WITHOUT OBLIGATION. PLEASE GIVE US A CALL ON 0191 237 6060.



### **VIEWING ARRANGEMENTS**

#### **OFFICE HOURS:**

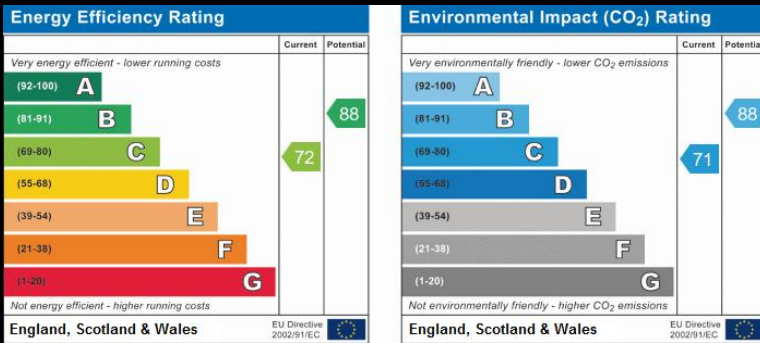
Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email [lettings@mlstates.co.uk](mailto:lettings@mlstates.co.uk)



VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT



## VIEWING APPOINTMENT

Time \_\_\_\_\_

Date: \_\_\_\_\_

Vendors Name (s) \_\_\_\_\_

**27 Avenue Road  
Seaton Delaval  
Tyne & Wear  
NE25 0DT**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck measurements.

**www.mlestates.co.uk  
lettings@mlestates.co.uk  
0191 237 6060**