Chipchase Court | New Hartley | NE25 0SR

£180,000

This charming and extended family semi is beautifully located within the sought after, semi-rural New Hartley village. With a great community feel, local schools, amenities and the newly opened train station in Seaton Delaval close by you can enjoy a gorgeous location with beautiful walks together with the convenience of being a short drive from the train station, just two stops from Newcastle. Alternatively, Seaton Sluice and its gorgeous dene and beach is a short drive to the East. This lovely property benefits from no onward chain and delightful South-Westerly rear garden. You are welcomed into the entrance porch through to the lounge with open, feature staircase to the first floor accommodation. Extended, 20'0 dining room with French doors out to the garden, light and airy kitchen with integrated appliances, access through to the 19'0 garage with utility space. As a purpose built three bedroom property, the current family have removed a stud wall to make use of two extra spacious bedrooms, but this could be easily reverted to make three first floor bedrooms. Contemporary and stylish shower room. Front driveway and garage.

RMS | Rook Matthews Sayer

2 2 1

Semi Detached House

Purpose Built Three Bedrooms, Utilised as a Larger Two Bedroom

Entrance Porch, Superb Size Lounge with Bow Window

Gorgeous, Extended Dining Room with Doors to Garden

Light and Airy Kitchen with Integrated Appliances

Access to Large Garage with Utility Space

First Floor Landing, Splendid, Re-Fitted Shower Room

South-Westerly Rear Garden, Drive and Garage

For any more information regarding the property please contact us today

T: 0191 2463666
Branch whitleybay@rmsestateagents.co.uk

RMS | Rook Matthews Sayer

Double Glazed Entrance Door to;

ENTRANCE PORCH: full height Georgian Bar double glazed window, laminate flooring, door to:

LOUNGE: (front): 15'0 x 13'0, (4.57m x 3.96m), including under-stair recess and feature Georgian Bar double glazed bow window, radiator, coving to ceiling, attractive feature fireplace, electric fire, two radiators, through to:

DINING ROOM: (rear): 20'0 x 14'0, (6.07m x 4.27m), a beautiful, light and airy, extended dining room with Georgian Bar French doors out to the garden area, radiator, Georgian Bar double glazed window, laminate flooring, door to:

KITCHEN: (rear): 13'0 x 7'0, (3.96m x 2.13m), light and airy kitchen incorporating a range of white base, wall and drawer units, high gloss roll edge worktops, integrated electric double oven, gas hob, cooker hood, Georgian Bar double glazed stable door to the garden, Georgian Bar double glazed window, one and a half bowl sink unit with mixer taps, fully tiled walls and floor, panelled ceiling with spotlights, radiator, door into the garage

GARAGE/UTILITY SPACE: 19'0 x 8'0, (5.79m x 2.44m), including utility space, up and over garage door, part tiling to floor, tap, power and lighting, combination boiler

FIRST FLOOR LANDING AREA: loft access with pull down ladders, Georgian Bar double glazed window

BEDROOM ONE: (front): 14'11 x 13'0, (4.27m x 3.96m), originally two separate bedrooms, the current owners have removed the stud wall to enjoy one larger bedroom, two Georgian Bar double glazed windows, two radiators, laminate flooring

BEDROOM TWO: (rear): 10'0 x 7'0, (3.05m x 2.13m), radiator, double glazed window

SHOWER ROOM: Contemporary re-fitted shower room comprising of, shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, fully tiled walls and floors, spotlights to ceiling, Georgian Bar double glazed window

EXTERNALLY: A delightful, South-Westerly rear garden, enclosed with patio, well stocked, mature borders. Front garden, driveway and garage

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

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
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: TBC

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

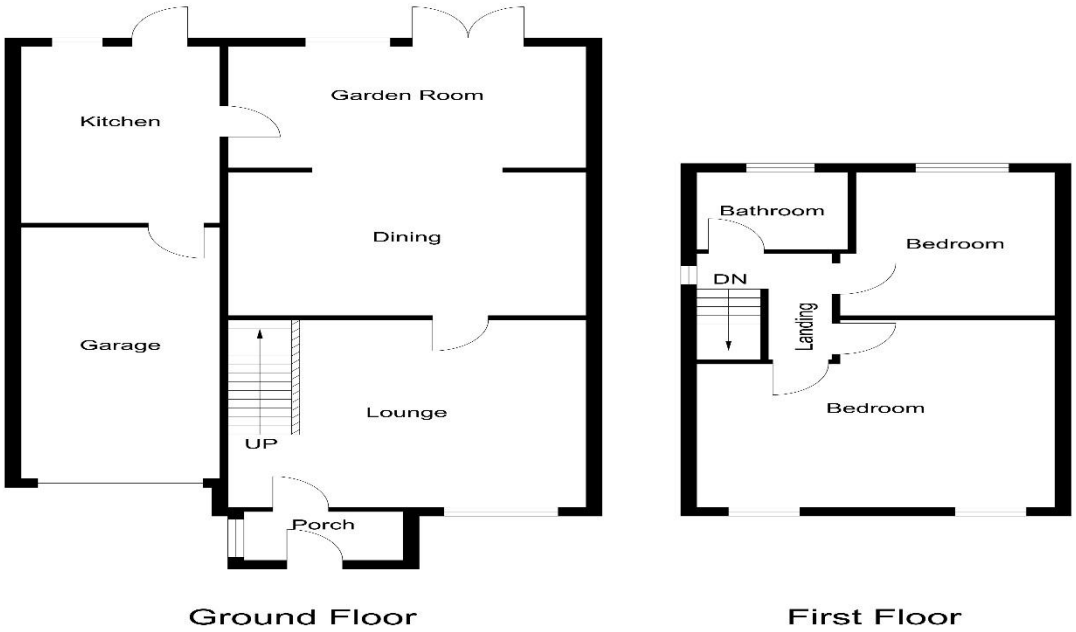
WB3773.TJ.DB.20.04.2026 .V.2

T: 0191 2463666
Branch whitleybay@rmsestateagents.co.uk

RMS | Rook Matthews Sayer

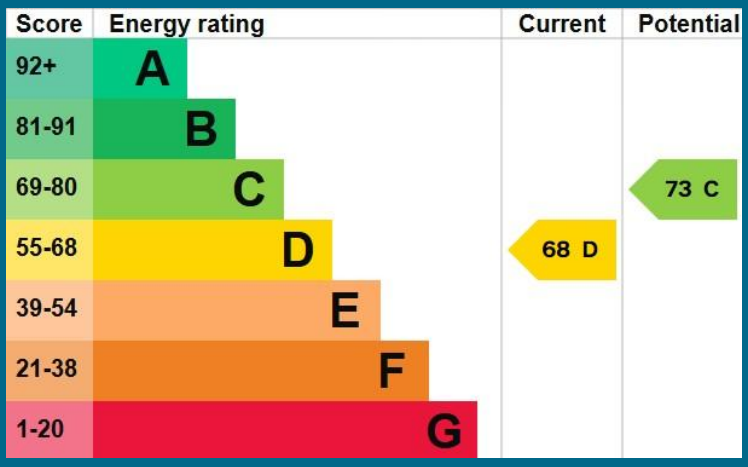
T: 0191 2463666
Branch whitleybay@rmsestateagents.co.uk

RMS | Rook Matthews Sayer



3 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



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 relation to this property.

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.

The Property Ombudsman

T: 0191 2463666
Branch whitleybay@rmsestateagents.co.uk

RMS | Rook Matthews Sayer