



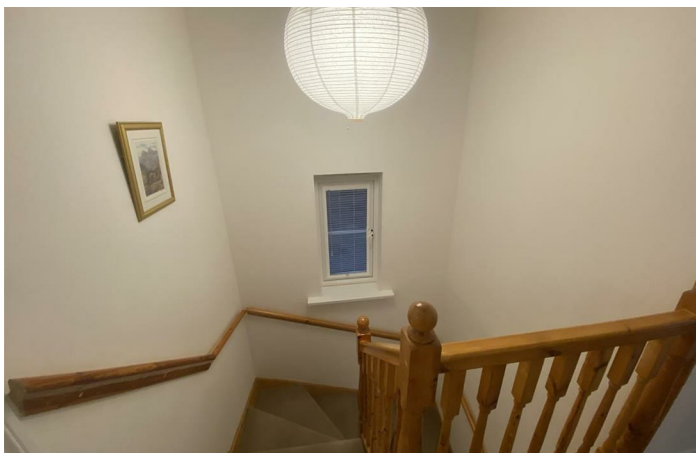
63 The Brambles

New Hartley, Whitley Bay NE25 0RQ

- Excellent Location
- 2 Reception Rooms
 - 3 Bedrooms
 - Garage
 - Freehold
- Semi Detached House
 - Re-fitted Kitchen
 - Family Bathroom & Ensuite
 - Double Driveway
 - Viewing is Recommended

Reduced To £244,950





Situated in the ever so popular Brambles Estate in New Hartley with a green belt Nature Reserve close by for lovely country walks as well as a train station in Seaton Delaval with access to Newcastle City Centre.

A well presented Semi Detached House, briefly comprising An Entrance Lobby, Reception Hallway with tiled floor with stairs to first floor and door access to Garage, Ground Floor Cloaks/w.c. comprising a low level w.c. with vanity washbasin. Lounge to the rear with French Doors opening to rear garden, Dining Room to the front with storage cupboard, Fitted Kitchen with a good range of wall & floor units with contrasting work surfaces incorporating a stainless steel sink unit, gas hob, electric oven and extractor, wall mounted central heating boiler, tiled floor, recessed lighting and door to rear. To the first floor from the landing there are 3 Bedrooms master with Ensuite Shower Room with separate shower enclosure with mains shower, washbasin and low level w.c. Family Bathroom with White suite of panelled bath with mains shower over and screen, vanity washbasin and low level w.c., partially tiled walls.

Externally there is a double width driveway offering off street parking for 2 vehicles leading to a garage with up and over door, light & power and plumbing for a automatic washing machine. To the rear there is a fenced garden with patio and decking area.

Entrance Lobby

Reception Hallway

Ground Floor Cloaks/w.c.

Living Room

12'1 x 14'4

Dining Room

9'4 x 8'10

Kitchen

10'10 x 8'6

First Floor Landing

Bedroom One

12'3 x 10'6

En-suite

5'0 x 4'11

Bedroom Two

11'10 x 10'9 max

Bedroom Three

9'7 x 6'6 max

Bathroom/w.c.

8'4 x 6'5

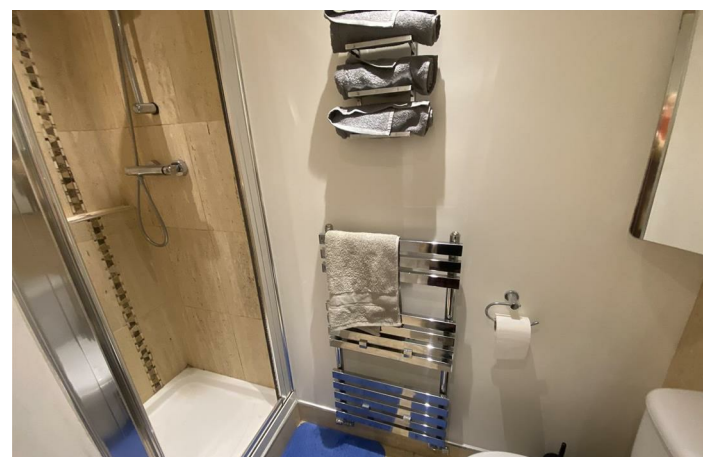
Externally

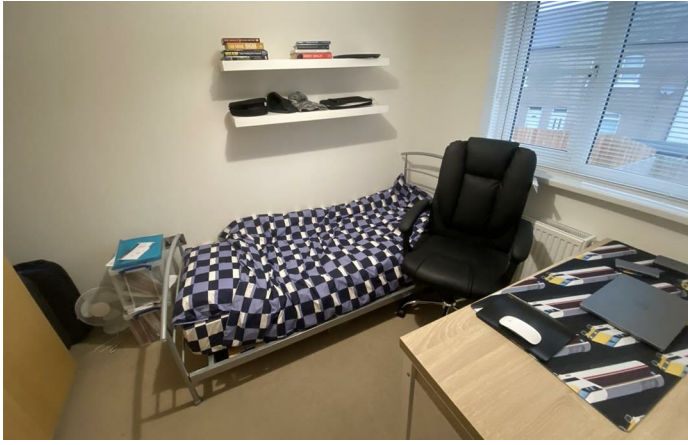
Disclaimer

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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 C
EPC Rating C
Tenure Freehold

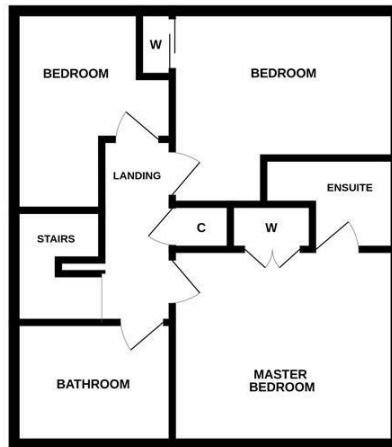
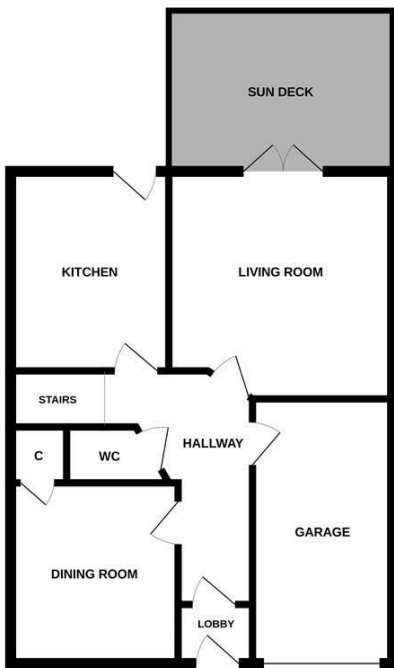
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	88
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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