



Chipchase Court | New Hartley | NE25 0SR

**£175,000**

There is an immediate sense of care and attention throughout this home. Beautifully presented from top to bottom, the accommodation has been thoughtfully maintained and upgraded to create a house that feels both stylish and effortlessly practical. The bay-fronted living room offers excellent proportions and a welcoming atmosphere, while to the rear the dining kitchen provides a superb everyday living space. Fitted with shaker-style cabinetry, solid wood work surfaces and a Range-style cooker, it is a room designed as much for family meals and entertaining as it is for day-to-day life. French doors open directly onto the South-West facing garden, allowing natural light to flood the room and creating a seamless connection to the outside space. Upstairs, three well-planned bedrooms are served by a contemporary shower room finished in a timeless style. The principal bedroom offers generous proportions, whilst the remaining rooms provide flexibility for growing families, home working or guest accommodation. Outside, the enclosed South-West facing garden is a particularly appealing feature, enjoying sunshine throughout much of the day and offering a combination of patio seating areas, lawn and planted borders. Set within a popular residential location close to local amenities, schools and transport links, this is a home that stands out not through bold statements or gimmicks, but through the quality of its presentation, the practicality of its layout and the ease with which a new owner could simply move in and enjoy it from day one. Complimenting this stunning property is a garage offering secure parking or excellent storage capacity.

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**Three Bedroom End Terrace Home  
with Garage**

**South-West Facing Rear Garden**

**Spacious Living Room with Bay  
Window**

**French Doors Opening onto the  
Garden**

**Convenient Location Close to  
Amenities and Transport Links**

**Semi Rural Village Location**

**Contemporary Shower Room**

**Stunning Kitchen/Diner**

For any more information regarding the property please contact us today

**ENTRANCE HALLWAY:** Front entrance door, staircase to first floor, radiator, door to:

**LIVING ROOM 11'0" x 16'0" (3.35m x 4.88m):** Double glazed box bay window to front, radiator, under stairs storage cupboard, decorative coving, door to:

**DINING KITCHEN 10'1" x 14'0" (3.07m x 4.27m):** Fitted shaker style wall and base units, wood work surfaces, Belfast sink with mixer tap, Range-style cooker with cooker hood over, integrated microwave, dishwasher, plumbing for washing machine, double glazed window to rear, double glazed French doors to rear garden, radiator, dining area.

**FIRST FLOOR LANDING:** Loft access hatch, door to:

**BEDROOM ONE 8'4" x 13'6" (2.54m x 4.11m):** Double glazed window to front, radiator.

**BEDROOM TWO 8'4" x 8'6" (2.54m x 2.59m)**  
Plus Storage: Double glazed window to rear, fitted wardrobes/storage, radiator.

**BEDROOM THREE 10'6" x 6'2" (3.20m x 1.88m)**  
Including Storage: Double glazed window to front, built-in storage cupboard, radiator.

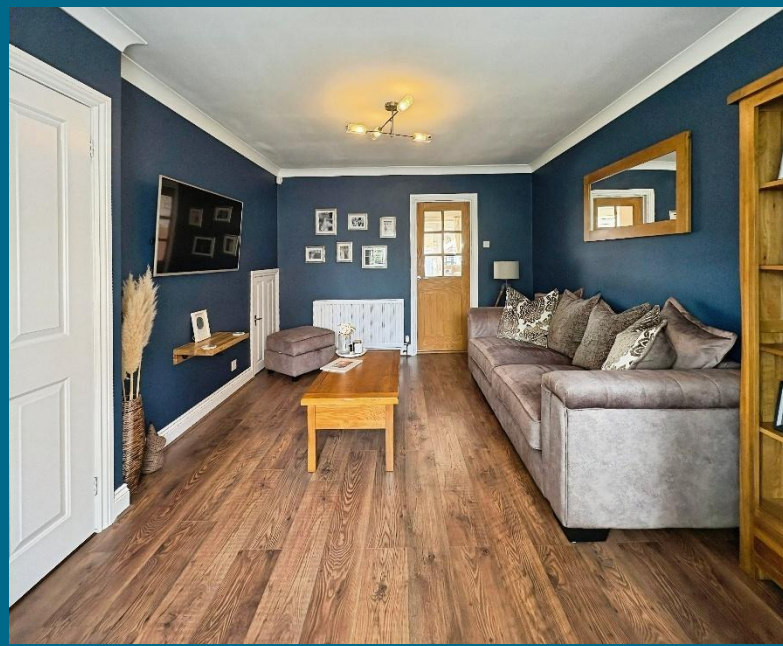
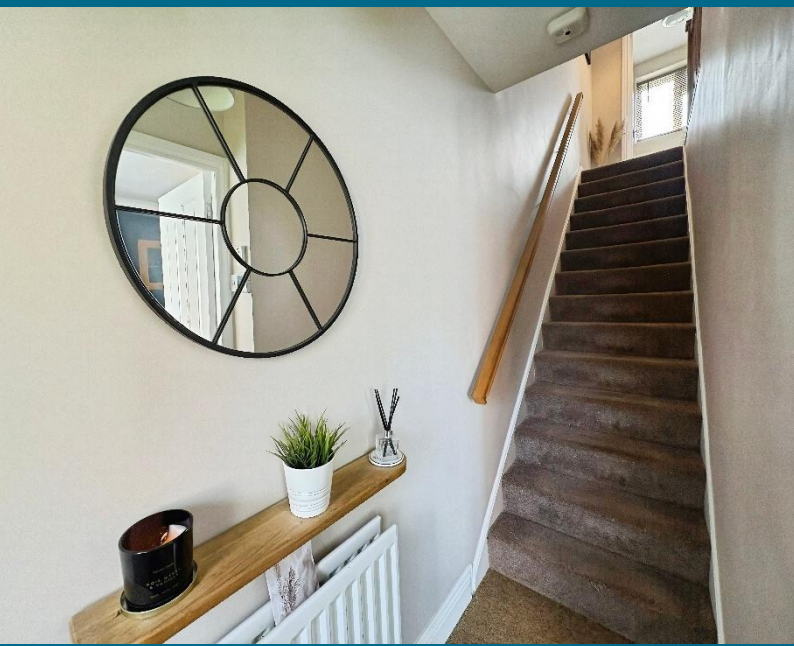
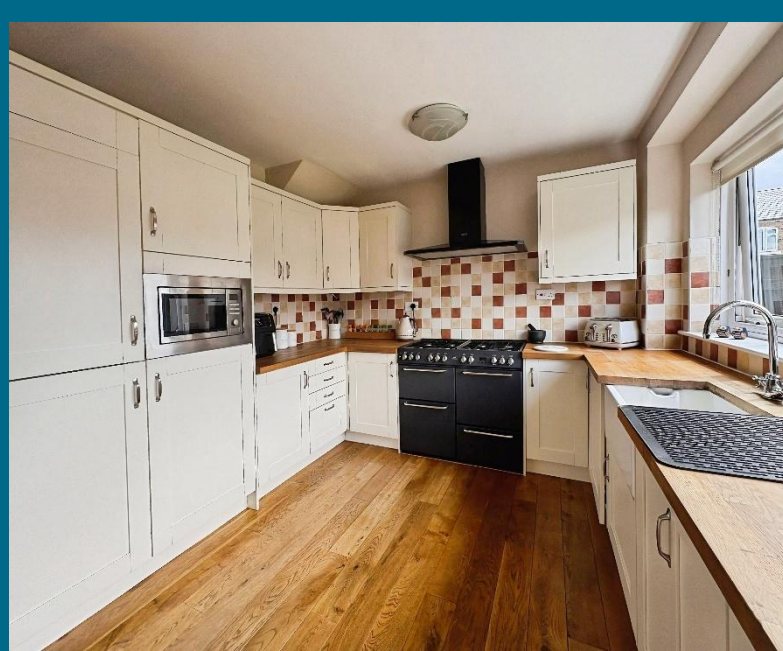
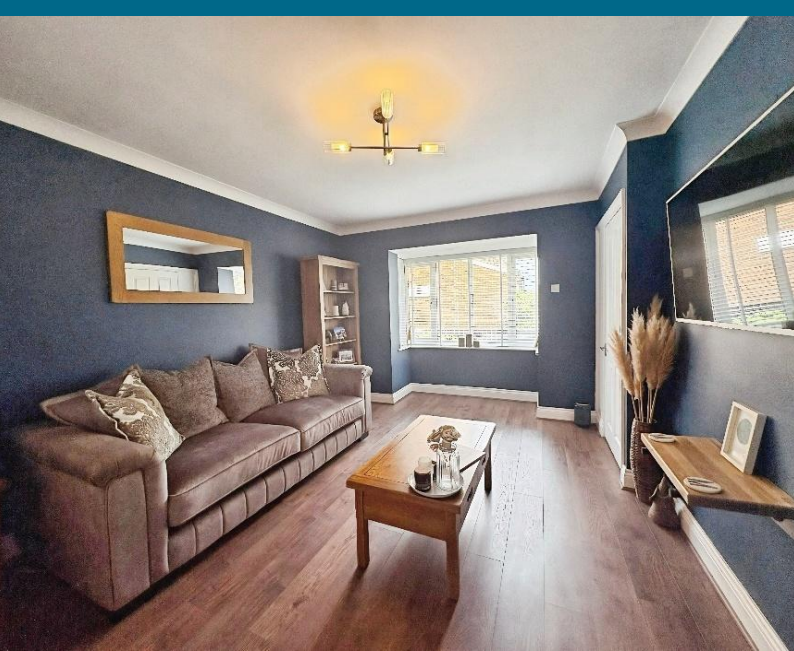
**SHOWER ROOM 5'4" x 6'7" (1.63m x 2.01m):** Shower enclosure with mains-fed shower, low level W.C, wash hand basin, electric heated towel radiator, fully tiled walls, frosted double glazed window to rear.

**EXTERNALLY:** The property occupies an attractive end terrace position with an enclosed front garden and pathway leading to the entrance. To the rear is a fully enclosed South-West facing garden incorporating a paved patio, lawn and gravelled border, providing an excellent space for outdoor dining and entertaining. Complimenting this stunning property is a garage offering secure parking or excellent storage capacity.

**T: 0191 2463666**

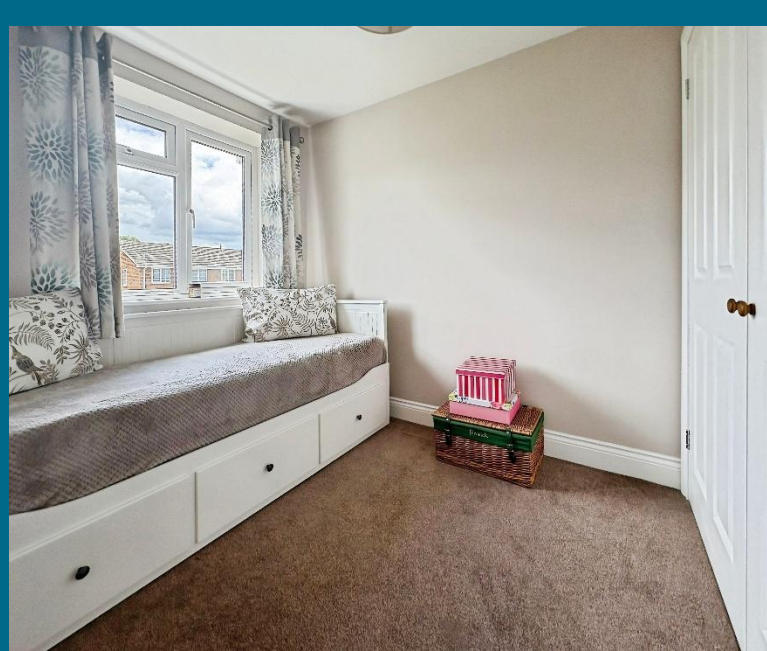
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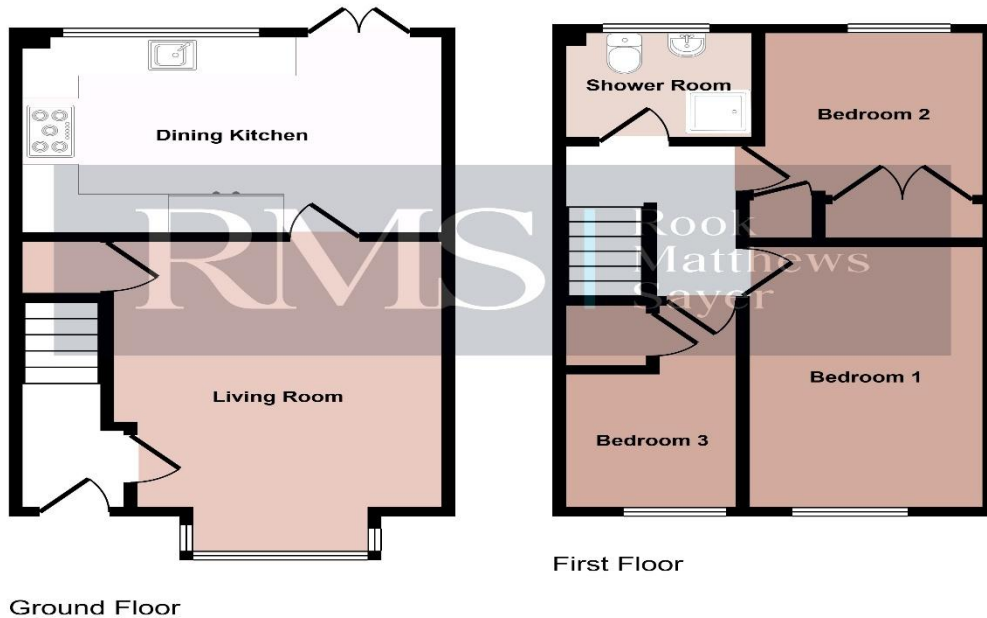
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains  
 Broadband: FTTP  
 Mobile Signal Coverage Blackspot: No  
 Parking: Garage in Block next to Property & on street

#### 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: 999 years from 30/03/1973 years remaining 945

Ground Rent: £75.00 per annum payable to Compton Group  
 Building Insurance £27.83 per month

COUNCIL TAX BAND: A

EPC RATING: C

WB3891 T.J. DB. 09.06.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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