



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.

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 single garage with up and over door situated in a near, by block, offering secure parking and excellent storage capacity

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.

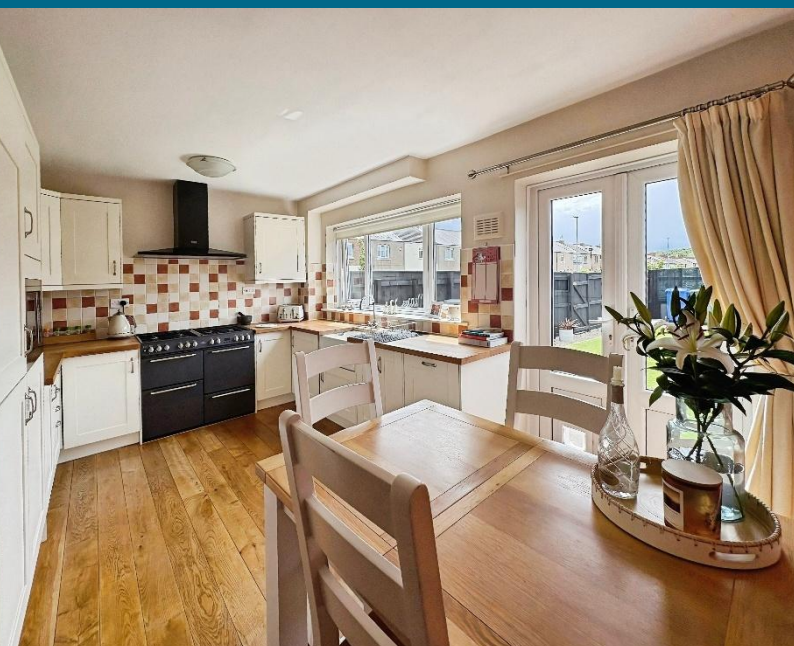
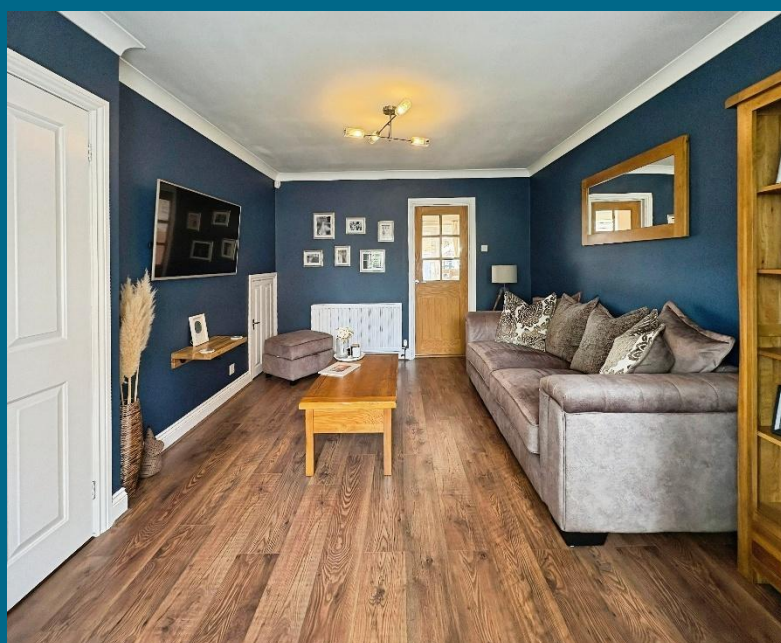
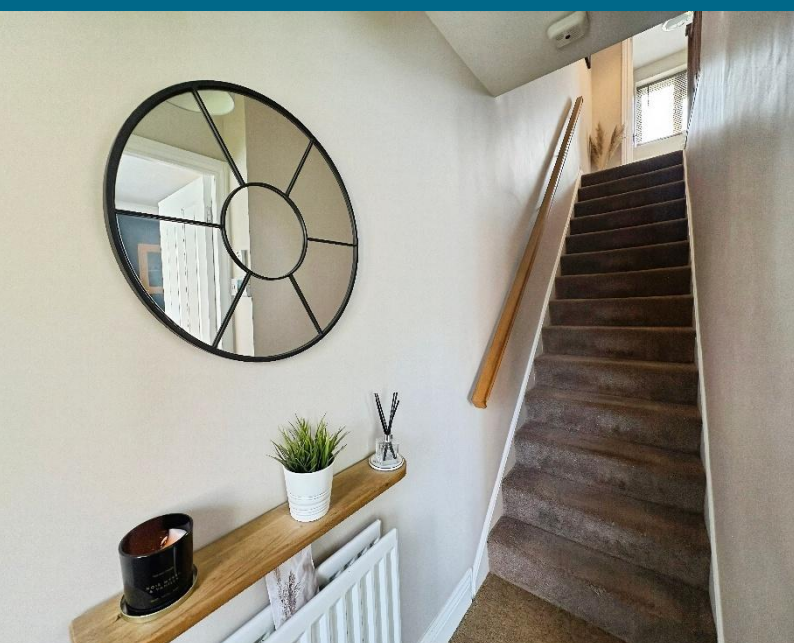
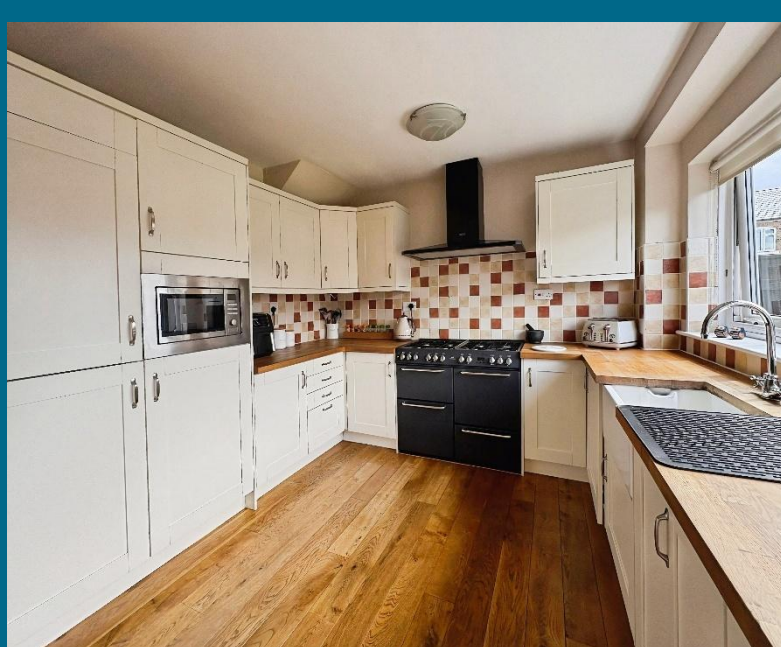
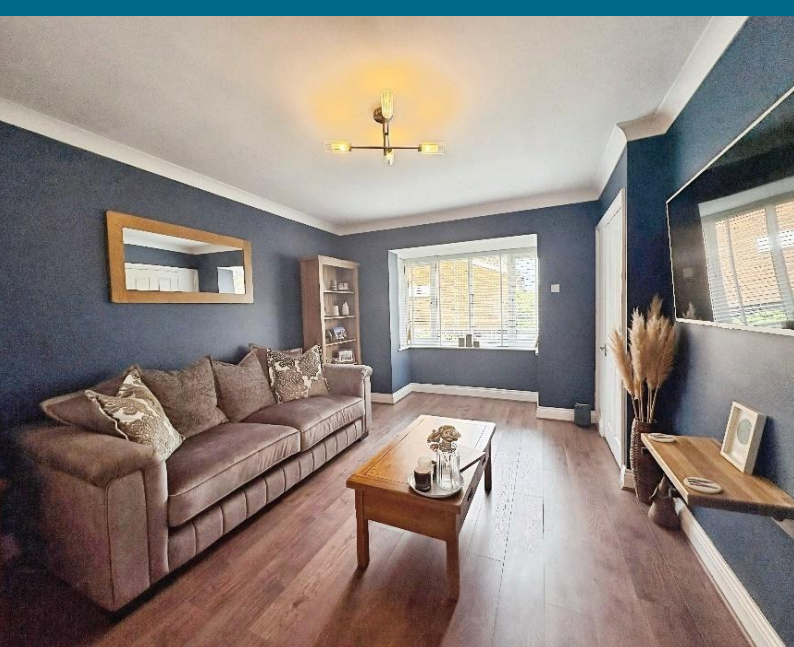
BEDROOM THREE 10'6" x 6'2" (3.20m x 1.88m) Including Storage: Double glazed window to front, built-in storage cupboard, radiator.

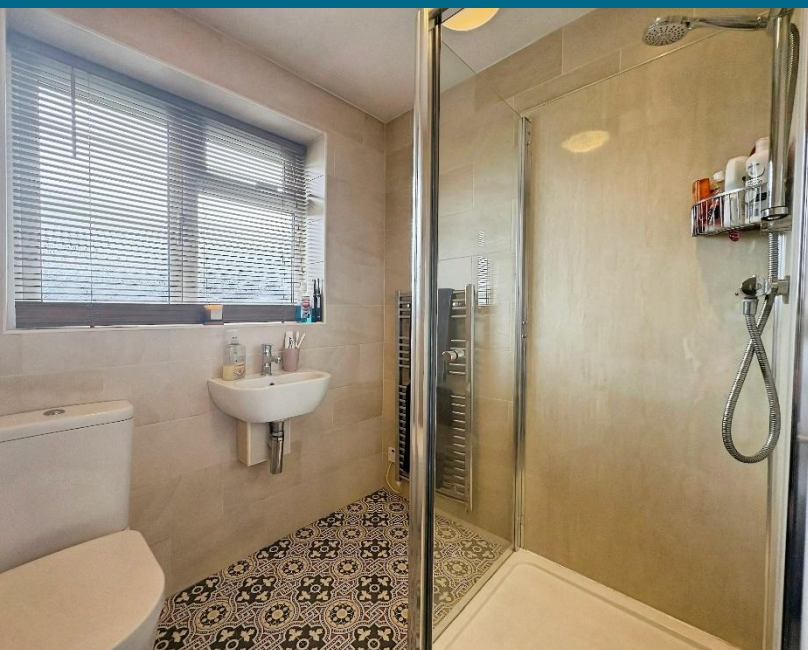
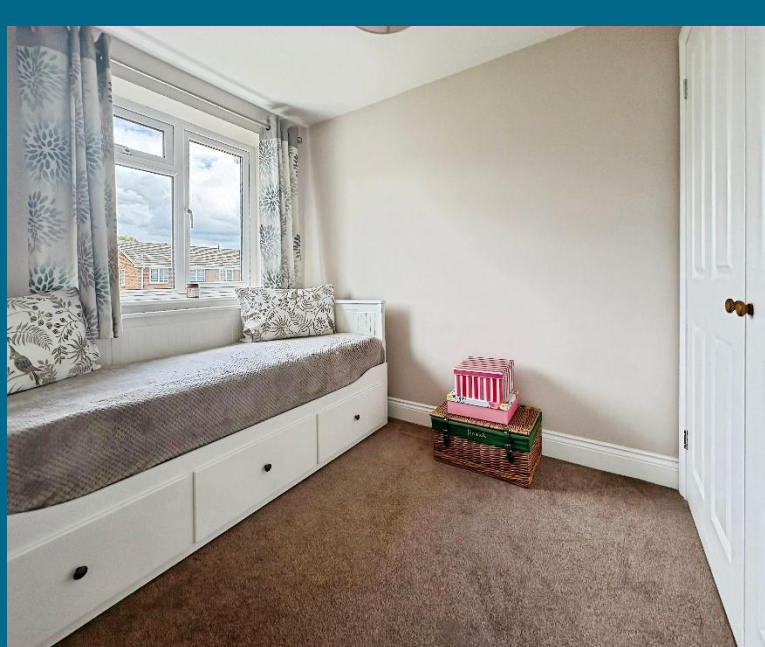
SHOWER ROOM 5'4" x 6'7" (1.63m x 2.01m): Shower enclosure with mains-fed shower, low level W.C, wash hand basin, electric heated towel radiator, fully tiled walls, frosted double glazed window to rear.

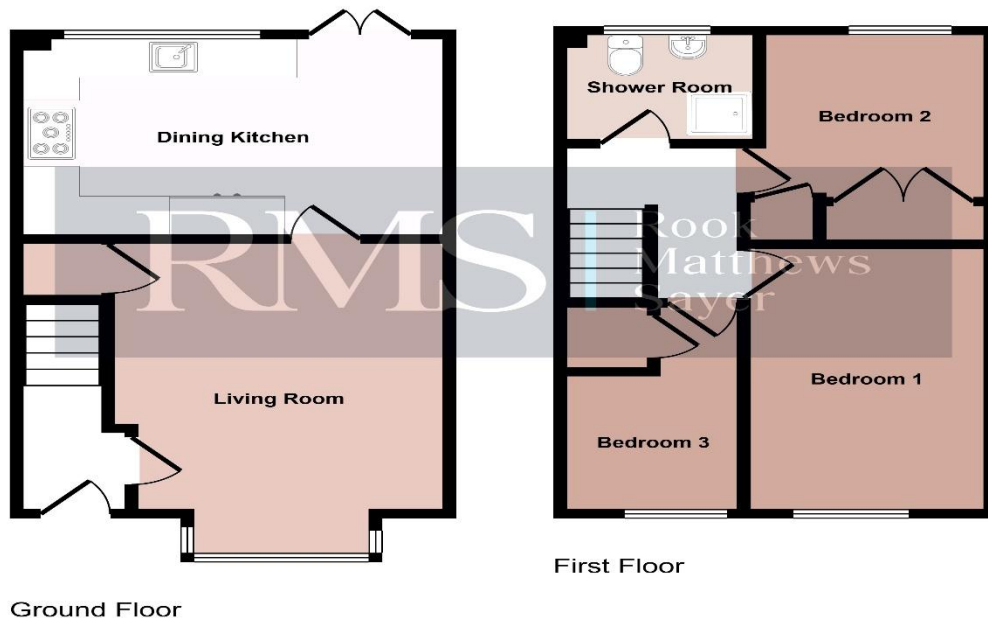
T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

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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 parking

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

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.

WB3891 TJ. DB. 09.06.2026

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.

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 as any authority to make or give any representation or warranty whatever in relation to this property.

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		

