

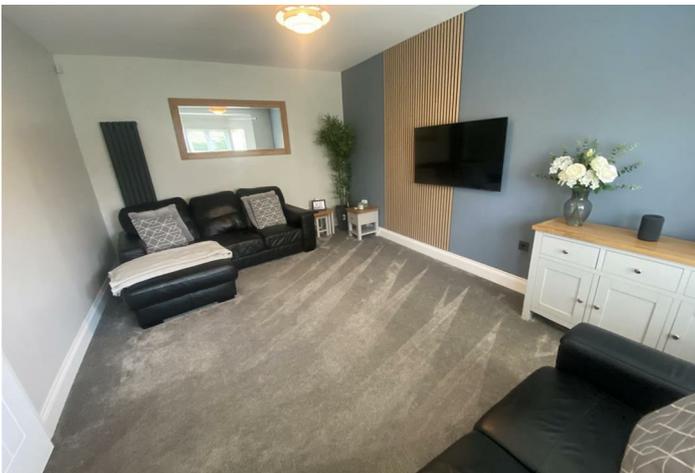


## 22 The Brambles

New Hartley, Whitley Bay NE25 0RQ

- Beautifully Presented
  - 16ft Living Room
- Family Bathroom/Ensuite
  - Garage & Gardens
  - Popular Location
- Gorgeous Dining Kitchen
  - 4 Bedrooms
- Ground floor w.c & Utility Room
- Fantastic Family Accommodation
  - Viewing is Recommended

**£320,000**





\*\*\*MUST BE VIEWED\*\*\*

Situated in the ever so popular peaceful Village in New Hartley with local amenities just a short distance away including Seaton Delaval Train Station. The property offers excellent upgraded family accommodation and is well worthy of internal viewing.



Briefly comprising a welcoming Reception Hallway, Ground Floor Cloaks/w.c., Living Room with modern decor, Stunning open plan Dining Kitchen with ample wall & floor units with contrasting work surfaces incorporating sink unit with mixer tap, Induction hob, electric hob and microwave, integrated dishwasher, fridge freezer and wine cooler, extractor hood, recessed lighting, two sets of double French Doors to rear garden, Utility Room with work bench incorporating stainless steel sink unit and plumbing for automatic washing machine. To the first floor there is a spacious Landing with Loft access, 4 Bedrooms master with built in wardrobes and door to En-suite comprising separate shower enclosure with mains shower, vanity wash handbasin and low level w.c.. Family Bathroom with white suite of panelled bath, wash handbasin, low level w.c. partially tiled walls.



Externally there is a double driveway leading to a garage with up and over door, light and power, wall mounted gas central heating boiler. To the rear there is a fenced garden mainly laid to lawn, patio which is ideal for garden furniture, side gate.



## Reception Hallway

## Ground Floor Cloaks W.C

## Living Room

16'2 x 11'3

## Dining Kitchen

17'11 x 11'1

## Utility Room

5'10 x 4'7

## First Floor Landing

## Bedroom One

14'9 x 11'2

## Ensuite

## Bedroom Two

11'8 x 11'1

## Bedroom Three

10'0 x 8'0

## Bedroom Four

8'2 x 8'0

## Bathroom

7'8 x 6'6

## Externally

## Disclaimer

ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract. The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.







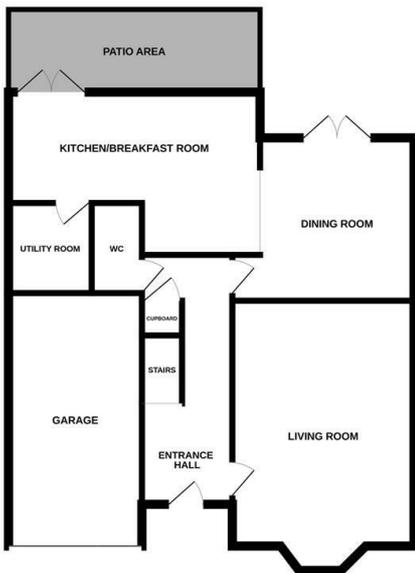
**Local Authority** Northumberland County Council  
**Council Tax Band** D  
**EPC Rating** C  
**Tenure** Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	87
England & Wales		EU Directive 2002/91/EC	

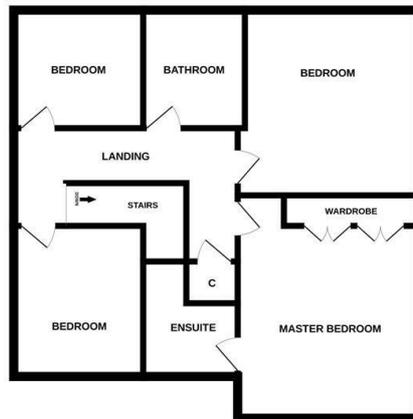
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



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**ML Estates Sales Office**

27 Avenue Road, Seaton Delaval, Tyne  
 And Wear, NE25 0DT

**Contact**

0191 237 60 60  
 sd@mlestates.co.uk  
 www.mlestates.co.uk/

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