



Alston Road, New Hartley



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			
England & Wales		EU Directive 2002/91/EC	

Important Information

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. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines 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.

Offers Over £225,000

Description

WELL PRESENTED AND PROPORTIONED THREE BEDROOM SEMI DETACHED HOME TUCKED WITHIN A RESIDENTIAL CUL-DE-SAC IN THE QUIET VILLAGE OF NEW HARTLEY

Brannen & Partners welcome to the market this well presented three bedroom semi detached home, situated within a residential estate in New Hartley. Boasting well proportioned accommodation, the property presents three good sized bedrooms, ample living space, contemporary breakfasting kitchen, sunny conservatory and modern shower room, complete with private rear garden, garage and driveway parking for three cars.

Briefly comprising: Practical entrance hallway with stairs to the first floor and access to the living space.

Amplly sized and well lit, the living space can accommodate a multitude of furniture, whilst housing under stair storage and access to the kitchen.

Beyond the living space, the spacious breakfasting kitchen displays a contemporary design of white high gloss units framed with wood effect worktops. Integral appliances include: an eye level oven, hob, extractor hood and fridge freezer, in addition to designated under counter space for further appliances and a breakfast bar for dining. From here, the conservatory and garden can be accessed.

The sunny conservatory overlooks the rear garden with access out, creating an ideal secondary reception space.

Upon the first floor, the three good sized bedrooms and bathroom connect to the landing. The first and second bedroom both house fitted wardrobes, whilst the third bedroom offers a versatile space which could be utilised as a home office or dressing area.

Finalising the first floor, the modern shower room is furnished with a walk in shower, WC, heated towel rail and vanity wash basin with storage beneath.

Externally, the private rear garden is well sized and offers a southerly aspect, inviting the sun throughout the majority of the day. The initial patio area tucks around the conservatory housing external storage and gate access to the front of the home. Beyond the patio, a well maintained lawn is bordered with a secure fenced boundary. Positioned to the front of the property, the paved driveway presents off street parking for two cars, plus a secondary driveway leads to the detached garage.

Situated within a quiet-cul-sac in New Hartley, this location offers a wide range of amenities, good schooling and various transportation links to the City Centre as well as other coastal towns. Seaton Sluice and its beautiful coastline is only a short drive.

Hallway
6'5" x 3'8"

Living Room
13'8" x 11'6"

Kitchen
10'6" x 14'9"

Conservatory
10'1" x 8'11"

Landing
7'7" x 6'0"

Bedroom One
13'10" x 8'5"

Bedroom Two
8'6" x 7'7"

Bedroom Three
10'9" x 6'0"

Bathroom
5'3" x 6'9"

Garage
16'0" x 8'2"

Rear Garden & Front Driveway

Tenure
Leasehold - 946 years remaining

