



Chipchase Court | New Hartley| NE25 0SR

£275,000

This fabulous, extended detached family home is beautifully located within a cul-de-sac within the ever popular, semi-rural New Hartley Village. With a thriving local community, short walk to the school, local amenities and bus routes, the village also has the advantage of being a short drive from the newly operational train station, Seaton Sluice beach and Delaval town centre. Benefiting from no onward chain, entrance lobby, spacious lounge with feature bow window, separate dining room with French doors out to the garden and access through to the kitchen with integrated oven and hob. Spacious landing, four excellent sized bedrooms, gorgeous family bathroom with shower. Front driveway and garage. Excellent opportunity at a great price in our view!

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Gorgeous, Extended

Cul-de-Sac Position

Semi-Rural Location in Village

No Onward Chain

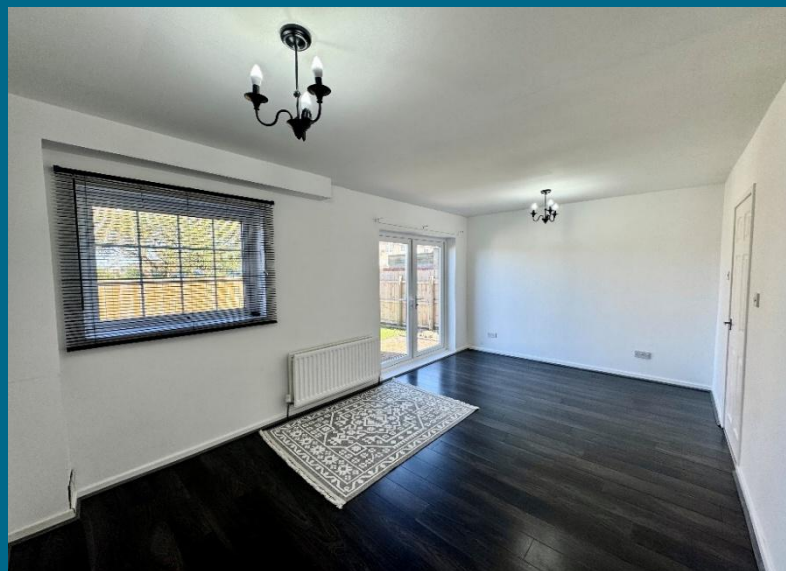
Lounge with Bow Window

Separate Dining Room, Family Kitchen

Four Bedrooms, Beautiful Bathroom

Garden, Driveway and Garage

For any more information regarding the property please contact us today



T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

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Double Glazed Entrance Door to:

ENTRANCE HALL: staircase up to the first floor, laminate flooring, radiator, door to:

LOUNGE: (front): 15'2 x 14'11, (4.62m x 4.55m), a beautifully light and airy front facing lounge with Georgian Bar, double glazed bow window, radiator, under-stair cupboard, door to:

DINING ROOM: (rear): 17'3 x 10'4, (5.26m x 3.15m), overlooking and with double glazed French doors out to the garden, laminate flooring, radiator, door to:

KITCHEN: (rear): 13'0 x 7'2, (3.96m x 2.18m), white fitted kitchen, incorporating a range of base, wall and drawer units, fitted worktops, integrated electric oven, gas hob, cooker hood, combination boiler, single drainer sink unit with mixer taps, radiator, double glazed window, plumbed for automatic washing machine, stylish flooring

FIRST FLOOR LANDING AREA: Loft access, door to:

BEDROOM ONE: (front): 13'9 x 10'4, (4.19m x 3.15m), double glazed window, radiator

BEDROOM TWO: (dual aspect): 29'6 X 7'2, (8.99m x 2.18m), superb sized bedroom, enjoying the benefit of a pitched roof extension over the garage, two radiators, two double glazed windows

BEDROOM THREE: (rear): 10'4 x 10'3, (3.15m x 3.12m), radiator, double glazed window, storage cupboard

BEDROOM FOUR: (front): 10'4 x 6'9, (3.15m x 2.06m), some restricted headroom, maximum measurements, double glazed window radiator

BATHROOM: (rear): 6'7 x 5'3, (2.0m x 1.60m), contemporary and stylish family bathroom, showcasing, bath, electric shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, radiator, double glazed window, panelled walls, double glazed window, modern flooring, radiator

EXTERNALLY: Private and enclosed spacious garden, with patio, lawn, side patio, gated access to the front driveway and garage, shed. Front garden, driveway and garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

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

Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

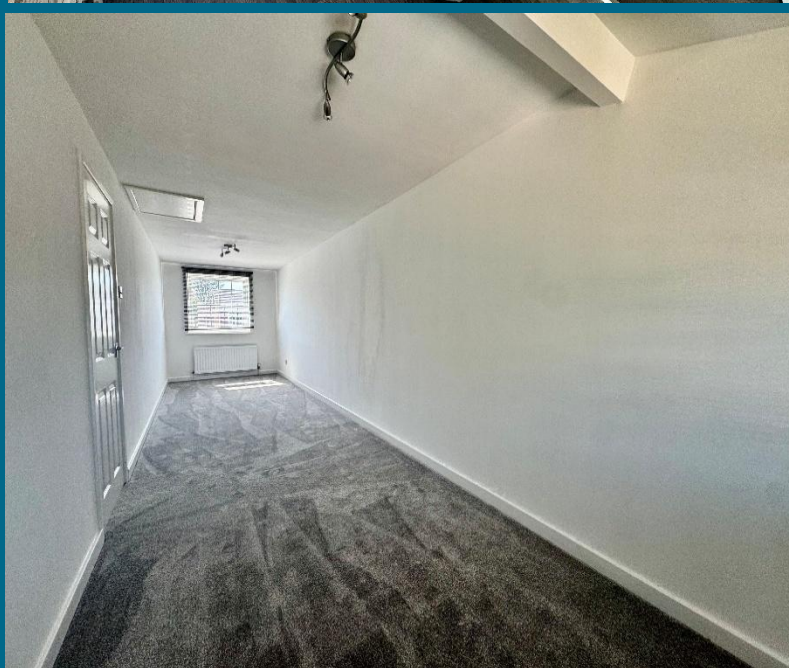
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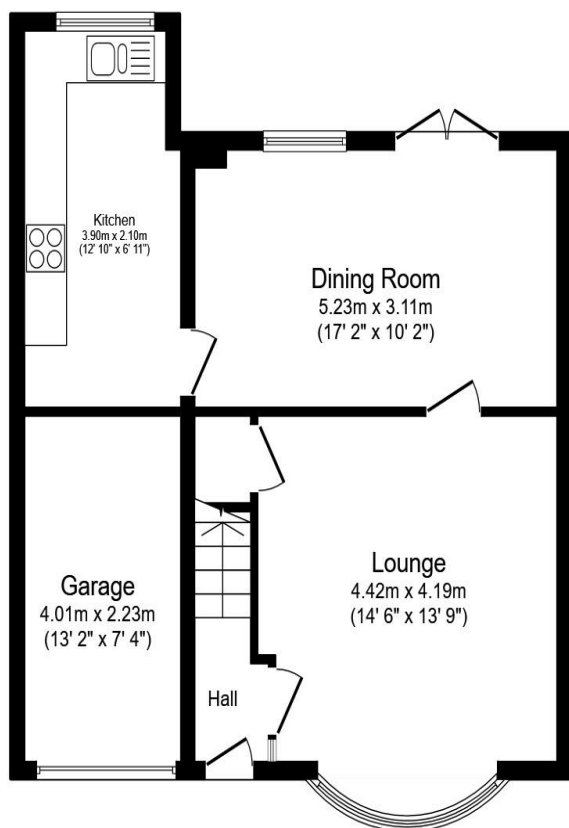
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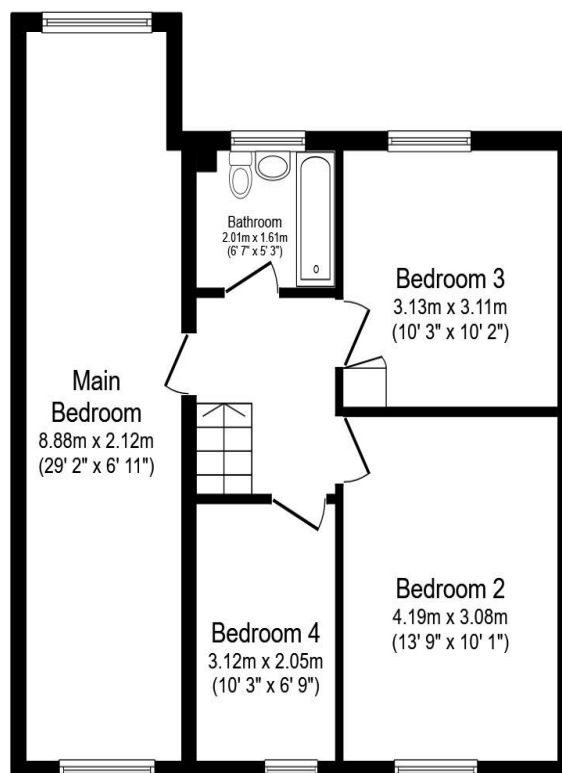


56 Chipchase Court, New Hartley, NE25 0SR



Ground Floor

Floor area 58.1 sq.m. (626 sq.ft.)



First Floor

Floor area 56.9 sq.m. (612 sq.ft.)

Total floor area: 115.0 sq.m. (1,238 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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