



34 Chipchase Court

New Hartley, NE25 0SR

£99,950

- ◆ Popular Location
- ◆ Ideal First Time Buy
- ◆ 15ft Lounge
- ◆ Three Bedrooms
- ◆ Garage & Gardens
- ◆ Semi-Rural Location
- ◆ Mid Link House
- ◆ 15ft Dining Kitchen
- ◆ No Upper Chain
- ◆ Viewing Recommended



ML ESTATES
EST 1994



34 Chipchase Court, New Hartley, Tyne & Wear, NE25 0SR



Property Description

Conveniently situated close to local amenities in the popular village of New Hartley. Offered with No upper chain and offering excellent first-time buyer accommodation. Briefly comprising: - To the ground floor there is a 15ft Lounge, 15ft Dining Kitchen. To the first floor there are three bedrooms and bathroom/WC. Externally there are gardens to the front and rear, garage in block nearby. Also benefiting from UPVC double glazing and gas central heating. Viewing is recommended.

ENTRANCE

Double glazed entrance door..

LOUNGE

15' 10" x 14' 6" (4.83m x 4.42m) Measurements to include staircase, UPVC double glazed window to the front elevation, central heating radiator, feature fire surround, coving to the ceiling.



DINING KITCHEN

15' 8" x 11' 2" (4.78m x 3.4m) Two UPVC double glazed windows to the rear elevation, fitted with a good range of wall and floor units with roll top work surfaces incorporating sink unit, tiled splash backs, plumbed for washing machine, laminate flooring, recess lighting, wall mounted central heating boiler, space for cooker, UPVC double glazed door.

FIRST FLOOR LANDING

BEDROOM 1

15' 1" x 9' 4" (4.6m x 2.84m) UPVC double glazed window to the front, central heating radiator, coving to the ceiling.

BEDROOM 2

9' 2" x 8' 7" (2.79m x 2.62m) UPVC double glazed window to the rear, central heating radiator, built in wardrobes.

BEDROOM 3

11' 4" x 7' 8" x 6' 11" including stair bulkhead UPVC double glazed window to the front, central heating radiator.



BATHROOM/WC

White suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, chrome ladder style radiator, tiled walls, vinyl flooring.

EXTERNALLY

Garden area to the front, fenced paved garden to the rear. Garage in block nearby.

TENURE

FREEHOLD

The tenure of the property has been confirmed by the vendor of this property however this property should be clarified by your legal representative prior to exchange of contracts.





A PROPERTY TO SELL?

IF YOU ARE THINKING OF MOVING TO A NEW HOUSE IN THE AREA OR ARE CURRENTLY ON THE MARKET WITH ANOTHER AGENT AND ARE NOT RECEIVING THE RESULTS YOU WISH, WE WOULD BE HAPPY TO CARRY OUT A FREE VALUATION AND ADVISE ON MARKETING WITHOUT OBLIGATION. PLEASE GIVE US A CALL ON 0191 237 6060.

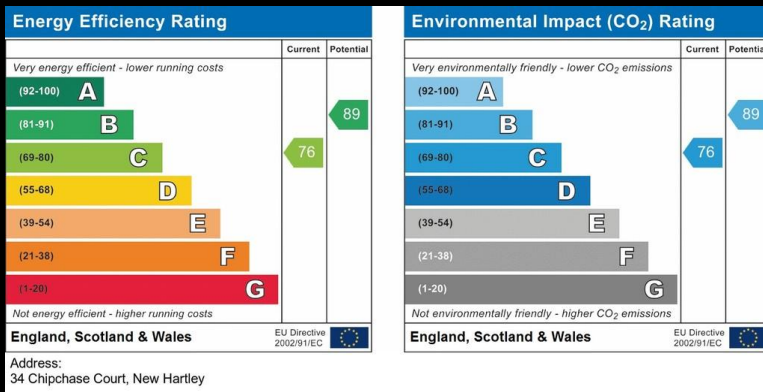
OFFICE HOURS:

Monday - Friday 9:00am - 5:30pm

Saturday 9:30am - 3:00pm

We are contactable after hours on our social media pages and via email sd@mlestates.co.uk

VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT



**27 Avenue Road
Seaton Delaval
Tyne & Wear
NE25 0DT**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck measurements.

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