



Bradbury Court | New Hartley | NE25 0SW

**£155,000**

Enjoying a beautiful village location this lovely family home is superbly located, enjoying close proximity to the local school, shops and bus routes. Within a five minute drive to Seaton Delaval Train Station, which is just three stops to Newcastle and Seaton Sluice beach approximately a five minute drive from the village. Entrance hallway, gorgeous lounge with feature bay window, fabulous sized family dining kitchen with integrated appliances and access out to the rear garden. To the first floor are three bedrooms with one featuring an integrated storage cupboard, and a splendid family bathroom with shower over the bath. Externally, the property benefits from a spacious rear garden with lawn, fenced borders, front garden with lawn and detached garage.

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**Sought After Family Link**

**Gorgeous Village Location**

**Detached Garage**

**Lounge with Feature Bay Window**

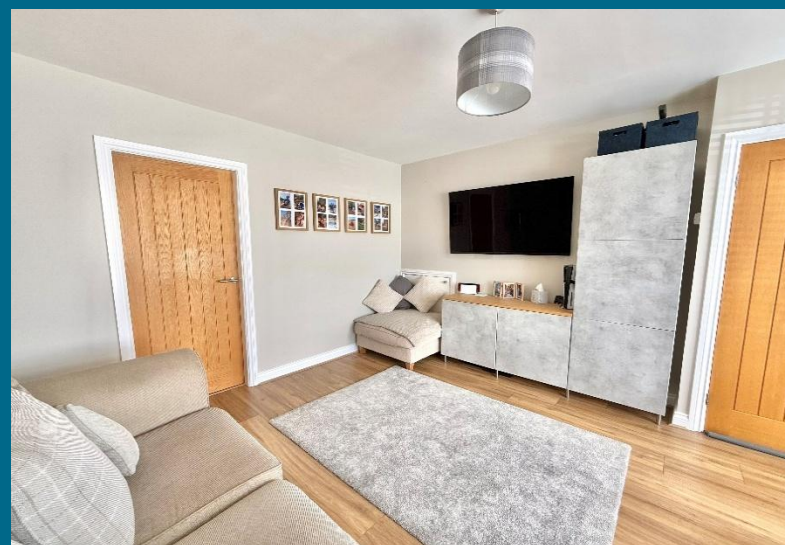
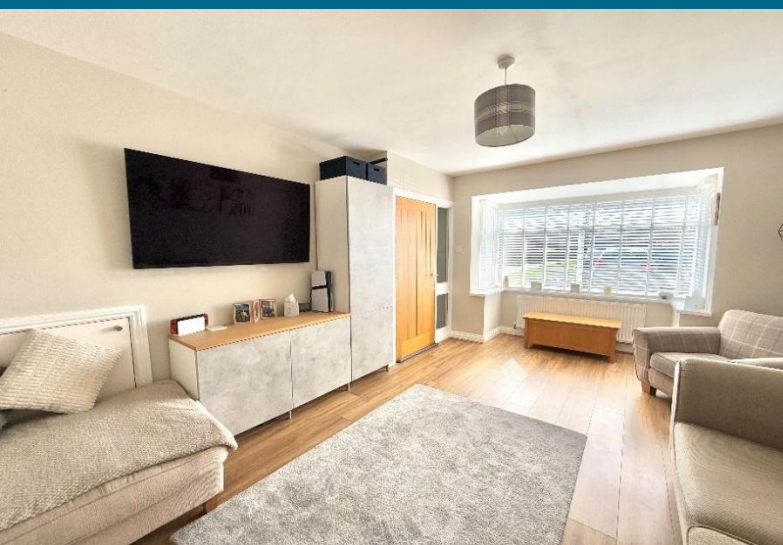
**Kitchen with Integrated Appliances**

**Three Bedrooms**

**Modern Family Bathroom**

**Large Rear Garden**

For any more information regarding the property please contact us today



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**ENTRANCE HALLWAY:** (front), wooden flooring, radiator, staircase to first floor

**LOUNGE:** (front): 16'8 x 11'6 (4.9m x 3.4m), gorgeous lounge with feature bay double glazed window, laminate flooring, radiator

**DINING KITCHEN:** (rear) 14'8 x 10'9 (4.3m x 3m), stylish and modern kitchen, incorporating a range of base, wall and drawer units, integrated electric oven and hob, cooker hood, one and a half bowl sink unit with mixer taps, dishwasher plumbing for washing machine, freestanding fridge/freezer, tiled flooring, tiled walls, spotlights to ceiling, radiator, two double glazed windows, door to rear garden

**FIRST FLOOR LANDING AREA:** storage cupboard, door to:

**FAMILY BATHROOM:** (rear) modern bathroom with shower over bath, pedestal washbasin, low level w.c. with push button cistern, double glazed window, chrome ladder radiator, spotlights to ceiling

**BEDROOM ONE:** (front) 13'9 x 8'4 (3.9m x 2.4m), double glazed window, radiator

**BEDROOM TWO:** (rear) 11'1 x 8.6 (3.4m x 2.4m), double glazed window, radiator

**BEDROOM THREE:** (front) 10'9 x 6'3 (3m x 1.8m), double glazed window, radiator, storage cupboard

**EXTERNALLY:** to the rear of the property is a fabulous sized garden with lawn, fenced borders and a front garden with lawn, patio and detached garage

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

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage

## 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: A**

**EPC RATING: TBC**

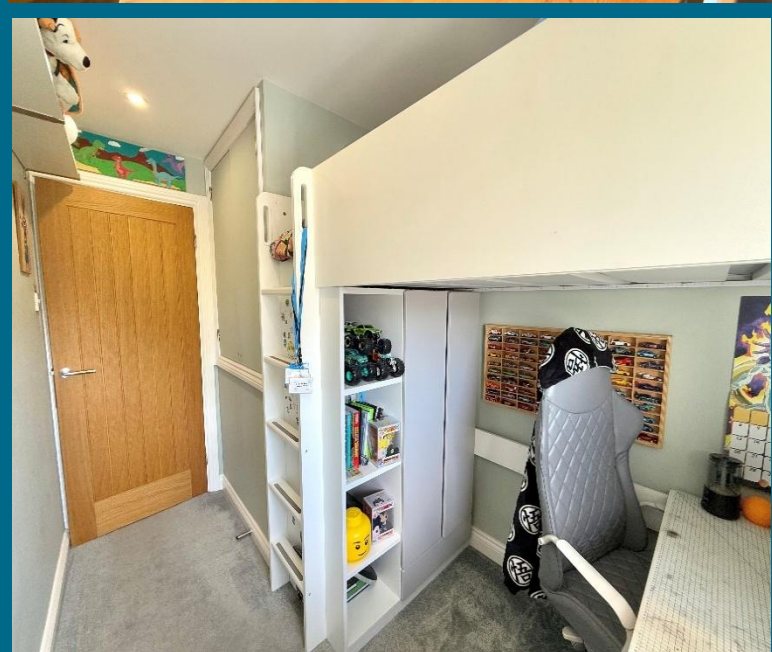
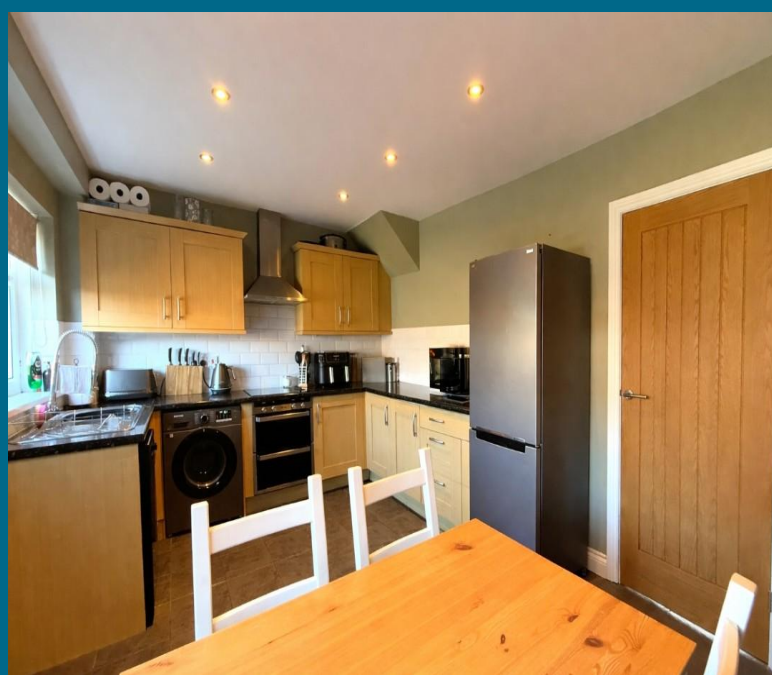
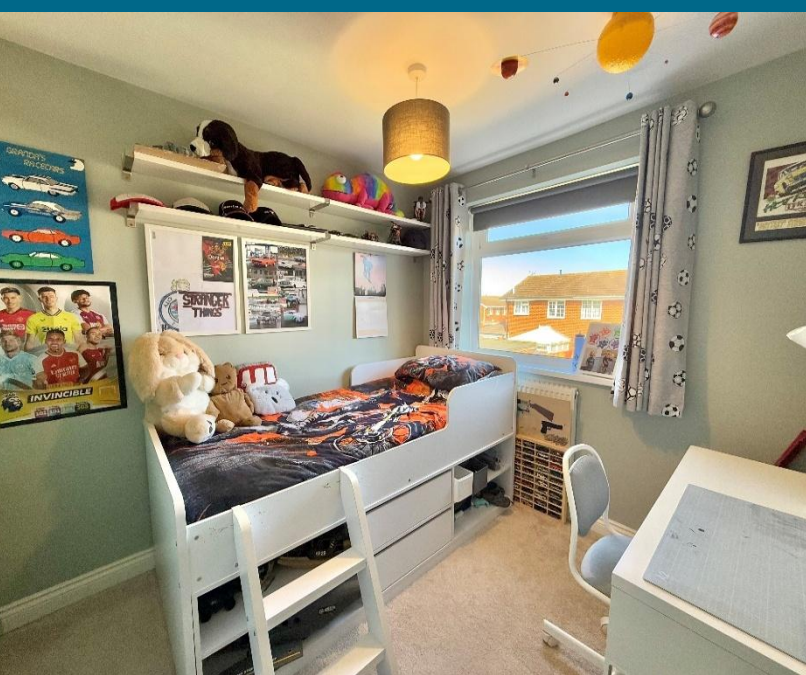
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AWAITING FLOORPLAN & EPC

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