



## 5 Chipchase Court

New Hartley, Whitley Bay NE25 0SR

- Semi Detached House
  - 14ft Living Room
  - Newly fitted Kitchen
    - 3 Bedrooms
- Newly decorated/floor coverings
- Popular Village Location
- 14ft Dining Room/Multi purpose room
  - Newly fitted Bathroom
  - Garage Area/utility
- Viewing is recommended

**£240,000**





Internal viewing is a must to fully appreciate this beautifully presented Semi Detached house located in the ever so popular New Hartley Village. Situated close to local amenities including the newly opened Northumberland Train line. The property offers ready to move into accommodation including a newly fitted kitchen and bathroom/w.c. Newly decorated throughout with new internal doors and floor coverings. Briefly comprising Entrance Porch, Living Room with stairs to first floor and under stairs cupboard, second Reception Room/Multi purpose use, Refitted modern Kitchen with an excellent range of wall and floor units with contrasting work surfaces incorporating sink unit, space for cooker, breakfast bar area, access to both rear garden and to garage. To the first floor there are 3 Bedrooms and a Family Bathroom/w.c. comprising a panelled bath with a mixer shower over and screen, wash handbasin and a low level w.c. Externally there is a block paved double driveway offering off street parking and leading to a garage area incorporating a utility area with plumbing for a washing machine and space for white goods and a ground floor w.c. with washbasin. To the rear there is a fenced rear garden which is not directly overlooked.

There is UPVC double glazing and gas central heating with new installed radiators.

**Entrance Porch**

**Lounge**

14'11 x 13'8

**Dining Room**

14'10 x 10'4

**Kitchen**

16'4 x 6'11

**First Floor Landing**

**Bedroom One**

13'0 x 8'5

**Bedroom Two**

10'9 x 7'10

**Bedroom Three**

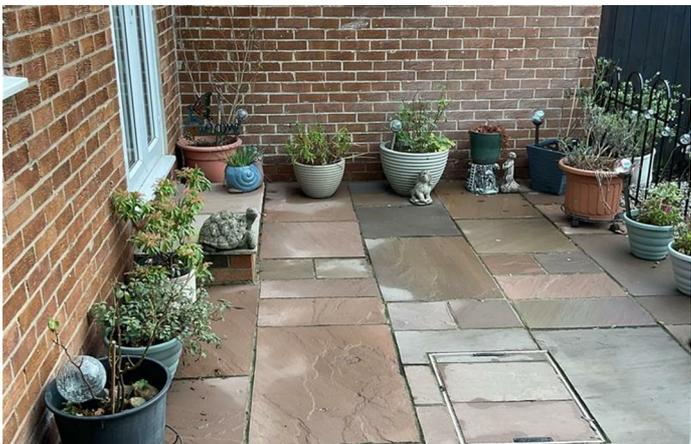
10,2 x 6'2 inc bulkhead

**Bathroom/w.c.**

6'7 x 5'5

**Externally**







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

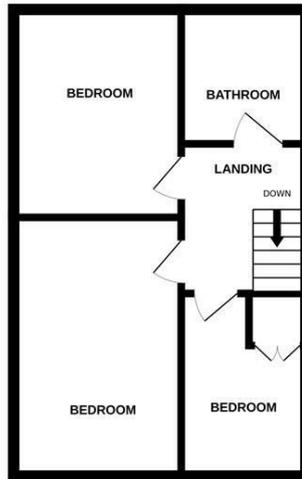
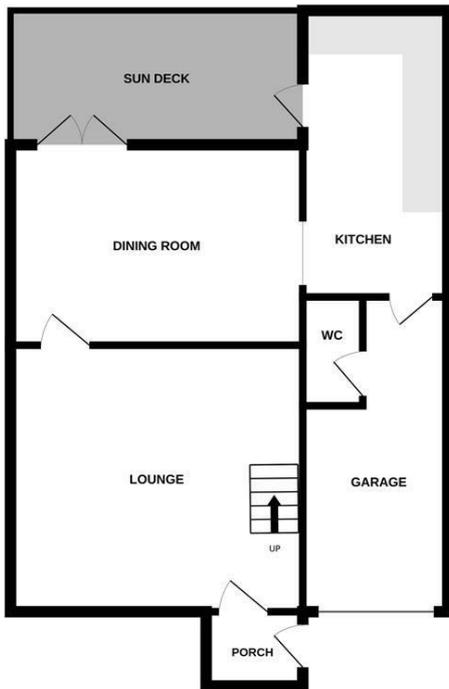
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	80
England & Wales		EU Directive 2002/91/EC	

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

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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