



Avon Court New Hartley NE25 0RE

£155,000

Positioned within a quiet and popular residential area, a well-maintained and generously proportioned three-bedroom mid-terrace home offering versatile living accommodation, an attractive rear garden and the added benefit of off-street parking and a detached garage. The property is approached via a neat front town garden. The entrance leads through to a comfortable front-facing lounge. This inviting reception room is filled with natural light and features a charming fireplace, creating a warm and welcoming space ideal for relaxing or entertaining. To the rear of the property is a large kitchen dining area. The kitchen provides ample wall and base units, generous worktop space and room for appliances, while the dining area comfortably accommodates a dining table. The first floor offers three well-proportioned bedrooms, including a spacious principal bedroom and two further rooms, one of which benefits from a built-in wardrobe and storage cupboard. The accommodation is completed by a bathroom, fitted with a bath, wash basin and WC. Externally, the property boasts a fully enclosed rear garden, featuring a combination of paved patio and lawn, providing an excellent space for outdoor dining and entertaining. To the rear of the garden is a detached garage, which is also accessed via a private driveway offering valuable off-street parking. Conveniently located close to local shops, schools and transport links, this property offers an excellent opportunity for a range of buyers.

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MID-TERRACE

QUIET PEDESTRIAN STREET

THREE BEDROOMS

ENCLOSED REAR GARDEN

**SPACIOUS LOUNGE WITH
FEATURE FIREPLACE**

**DETACHED GARAGE WITH
DRIVE**

For any more information regarding the property please contact us today

ENTRANCE: Entrance door, stairway to first floor, door to:

LIVING ROOM 13'7 x 11'7 (4.15m x 3.53)
Plus under stairs cupboard: Feature fireplace with electric fire, radiator, double glazed window, ceiling coving, door to:

DINING KITCHEN 10'3 x 14'9 (3.12m x 4.5m): Incorporating a range of base, wall and drawer units and worktops, feature panelled wall, part tiled walls, double glazed windows, double glazed door to garden, radiator



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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LANDING: loft access hatch to part boarded loft, door to:

BATHROOM: Three-piece suite including bath with overhead electric shower, vanity unit basin, low level cistern W.C, radiator

BEDROOM ONE 13'4 x 8'4 (4.06m x 2.54m): double glazed window, radiator.

BEDROOM TWO 6'3 x 11'1 (1.91m x 3.38m) Plus built in wardrobe and storage cupboard: double glazed window, radiator.

BEDROOM THREE 8'4 x 7'10 (2.54m x 2.39m): double glazed window, radiator.

EXTERNALLY: South-facing part paved garden, detached garage with drive for off-street parking, enclosed front town garden.

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.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains/Other

Heating: Mains/Gas

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 999 years from 31.05.1972 (years remaining 946)
Ground Rent: £50 per annum

COUNCIL TAX BAND: A

EPC RATING: C

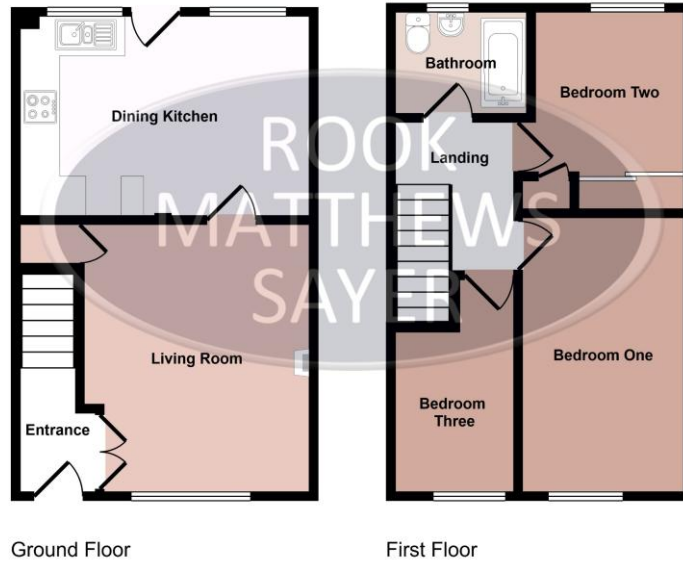
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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.