



## 32 Chipchase Court

New Hartley, Whitley Bay NE25 0SR

- Mid Terraced House
  - Lounge
  - 3 Bedrooms
- Front & Rear Gardens
  - Freehold
- Ideal Location
- Dining Kitchen with French Doors
- Bathroom/w.c.
- Garage in Block
- Viewing is Recommended

**£150,000**





Welcome to this lovely mid terraced house located in the desirable Chipchase Court, New Hartley area. This property is an excellent opportunity for first-time buyers and families alike, offering a perfect blend of comfort in this friendly village.

Briefly comprising an Entrance Reception Hallway, Living Room to front with under stairs storage cupboard door to a good sized Dining Kitchen with a good range of wall and floor units with contrasting work surfaces incorporating sink unit, gas hob, electric oven and extractor, plumbing for automatic washing machine, space for table & chairs and french doors opening to rear garden. First floor landing with loft access with ladder and central heating boiler. Three well-proportioned bedrooms master with built in wardrobes, Bathroom with white suite with panelled bath with mains shower over, washbasin and low level w.c.

Externally there is a fenced garden to the front with lawned area, to the rear there is a fenced block paved garden with space for some patio furniture.

There is communal parking bays to front and garage in a block nearby.

Viewing is recommended.

## Reception Hallway

### Lounge

13'9 x 11'8

### Dining Kitchen

15'0 x 10'3

## First Floor Landing

### Bedroom One

13'9 x 8'1 exc robes

### Bedroom Two

9'2 x 8'7 exc robes

### Bedroom Three

10'2 narr 6'8 x 6'3

### Bathroom/w.c.

6'8 x 6'3

## Externally

### Disclaimer

ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.







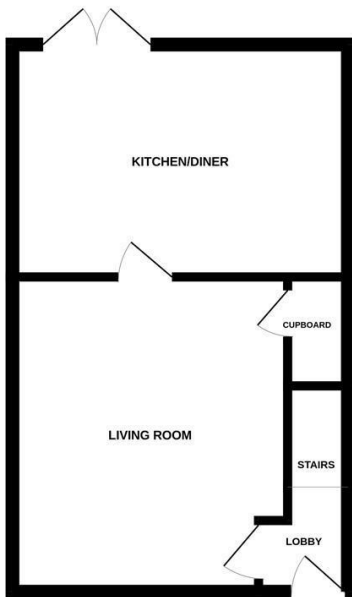
**Local Authority** Northumberland County Council  
**Council Tax Band** A  
**EPC Rating** C  
**Tenure** Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

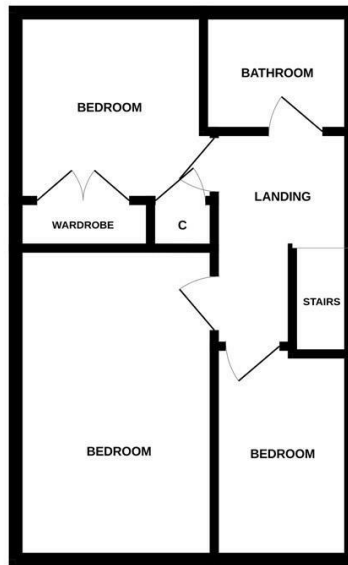
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & 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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