



## 4 Hartley Gardens , Seaton Delaval NE25 0AB

- Semi Detached House
- Immaculately Presented
- Utility Room
- Beautiful Dining Kitchen
- Family Bathroom with Separate WC
- Three Bedrooms
- 18ft Lounge
- Cloakroom
- Garage & Off Street Parking
- Garden & Rear Patio Yard

**£220,000**





An excellent opportunity to purchase this well presented semi detached house offering lovely family accommodation in a fabulous location close to local amenities. Well worthy of internal inspection.

To the ground floor there is a reception hallway, living room with bay window overlooking the front garden, 20ft dining kitchen, separate utility area and a cloakroom.

To the first floor there are three bedrooms, bathroom and a separate WC.

Externally there is a good sized garden to the front whilst to the rear there is a further paved outside area with off street parking and a garage.

There is UPVC double glazing and gas central heating.

#### **ACCOMMODATION**

UPVC double glazed entrance door leading to...

#### **RECEPTION HALLWAY**

Laminate flooring, stairs to the first floor, central heating radiator with decorative cover, under stairs storage cupboard.

#### **CLOAKROOM**

Comprising low level WC, wash hand basin, central heating radiator, partially tiled walls.

#### **LOUNGE**

18'11" x 15'5"

UPVC double glazed bay window to the front elevation, double central heating radiator, coving to ceiling, picture rail, feature fire surround with coal effect gas fire.

#### **DINING KITCHEN**

20'9" x 10'3"

Fitted with an excellent range of wall and floor units with contrasting work surfaces incorporating sink unit with mixer tap, modern extractor hood, electric hob and double oven, two vertical central heating radiators, vinyl flooring, integral fridge freezer, velux window, door to...

#### **UTILITY ROOM**

Ideal space for white goods, plumbing for automatic washing machine, wall mounted central heating boiler.



Staircase from hallway lead to...

### HALF LANDING

Sun tunnel.

### FIRST FLOOR LANDING

Loft access with ladder to boarded loft with velux window.

### BEDROOM ONE

15'9" x 10'2"

UPVC double glazed window to the front elevation, fitted sliding door mirror wardrobes, coving to ceiling, central heating radiator.

### BEDROOM TWO

14'5" x 10'0"

UPVC double glazed window to the rear elevation, built in wardrobes with over bed storage cupboard, picture rail, central heating radiator.

### BEDROOM THREE

10'4" x 6'11"

UPVC double glazed window to the front elevation, central heating radiator.

### BATHROOM

UPVC double glazed frosted window to the side elevation, white suite comprising of jacuzzi bath, separate shower cubicle with mains shower, wash hand basin, tiled floor and walls, ladder style central heating radiator, recessed lighting.

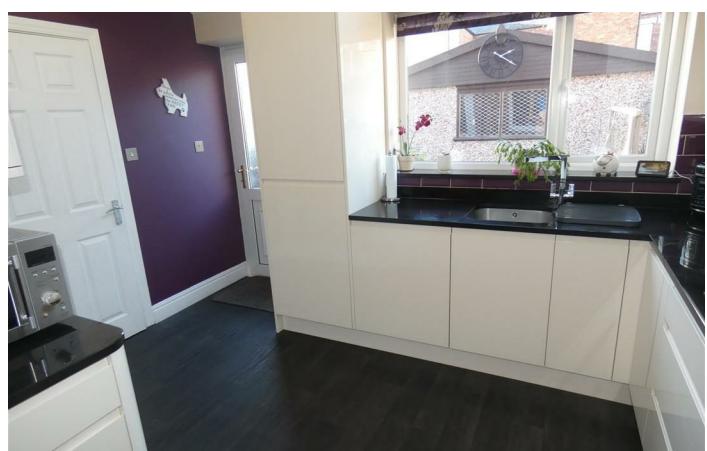
### SEPARATE WC

UPVC double glazed frosted window to the side elevation, wash hand basin, tiled walls and floor.

### EXTERNALLY

A lovely sized front garden mainly laid to lawn, paved patio ideal for patio furniture, side gates.

To the rear there is a paved yard with space for further garden furniture, outside tap, electric roller door with access to off road parking and a garage with light and power and electric door.



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The mention of any appliances and/or services within these does not imply that they are in full and efficient working order We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..

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

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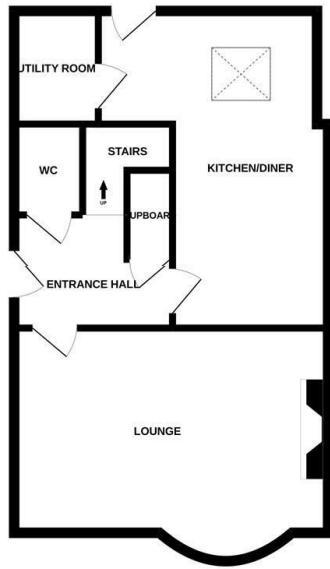
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**A PROPERTY TO SELL?**

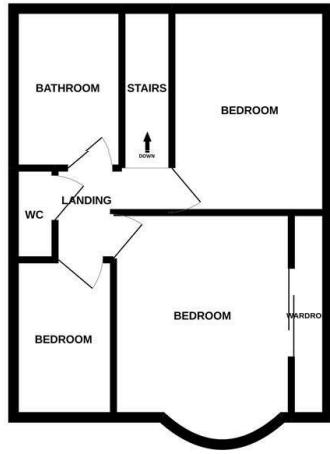
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GROUND FLOOR



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 inaccuracy. The floorplan is for sales purposes only and should not be relied on 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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**Local Authority** Northumberland County Council  
**Council Tax Band** C  
**EPC Rating**  
**Tenure** Freehold



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**ML Estates Sales Office**

27 Avenue Road, Seaton Delaval, Tyne  
And Wear, NE25 0DT

**Contact**

0191 237 60 60  
[sd@mlestates.co.uk](mailto:sd@mlestates.co.uk)  
[www.mlestates.co.uk/](http://www.mlestates.co.uk/)

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