



19 Northolme Road

Church Fields, New Hartley, Whitley Bay NE25 0GG

- Beautifully Presented Detached House
 - Lounge with Media Wall
 - Utility Area/Ground Floor w.c.
 - Family Bathroom
 - Driveway & Garage
- Churchfields Estate
- Modern Dining Kitchen
- 4 Bedrooms master Ensuite
- Gardens to Front & Rear
- Viewing is recommended

£349,950





We are delighted to offer this beautifully presented Detached house situated on the Churchfields Estate, built by Barrett's Homes. The property type is of the 'Kingsley' Design which offers excellent, ready to move in family accommodation with the added benefit of a media wall to the Living Room and a landscaped garden to the rear. Not overlooked to front in a lovely cul-de-sac.

Briefly comprising a welcoming Reception Hallway with storage cupboard and ground floor Cloaks/w.c comprising a low level w.c. and wash handbasin, stairs to first floor, Lounge with media wall, modern Dining Kitchen with an excellent range of wall and floor units with contrasting work surfaces incorporating stainless steel sink unit with mixer tap, gas hob and electric oven and extractor hood. integrated dishwasher and fridge freezer, LVT flooring, space for table & chairs, french doors opening to rear garden. Utility area with work bench with plumbing for automatic washing machine. To the first floor landing there is a handy storage cupboard, master Bedroom to front with door to En-suite with shower enclosure with mains shower, low level w.c., wash hand basin, extractor and shaver point. A further 3 well proportioned Bedrooms and a Family Bathroom with white suite of a panelled bath, low level w.c and wash handbasin.

Externally there is a lawned garden to the front with driveway leading to a single garage with up & over door and light and power. To the rear there is a landscaped fenced garden with patio ideal for garden furniture, artificial grass and raised planters.

Reception Hallway

Ground Floor W..C

Living Room

15'5 x 11'1

Dining Kitchen

19'5 x 10'5

Utility Area

6'1 x 4'1

First Floor Landing

Bedroom One

10'11 x 9'10

Ensuite

5'1 x 4'9

Bedroom Two

10'3 x 10'1

Bedroom Three

9'10 x 9'0

Bedroom Four

9'10 x 7'1

Bathroom/w.c

6'5 x 5'6

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.

ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

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 D
EPC Rating B
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		
	84	94
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	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
www.mlestates.co.uk/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.