



## 5 Hester Gardens

New Hartley, Whitley Bay NE25 0SH

- Semi-detached house
- Beautiful good sized garden
  - Fitted Kitchen/Diner
  - Family Bathroom
- Ideal family accommodation
- Popular village Location
  - 15ft Lounge
  - 3 Bedrooms
- Shared driveway, Garage
  - Viewing essential

**£170,000**





\*\*\*Reduced in price to reflect some works of updating required\*\*\*. Pleasantly situated in the heart of New Hartley village is this semi-detached house. There are local amenities nearby together with access to the new Northumberland railway station at Seaton Delaval, for commuting to Newcastle.

The property comprises Entrance Hallway with stairs leading to the first floor, Living Room to the front with door to refitted kitchen with a good range of wall and floor units with contrasting work surfaces, breakfast bar area, gas hob, electric oven, archway to Dining area, rear lobby and ground floor WC.



To the first floor there are 3 bedrooms and a family bathroom with coloured suite of panelled bath with electric shower over, wash hand basin, low level WC.

Externally there is a stocked lawned garden to the front, shared driveway leading to the garage. To the rear is a well stocked, impressive good sized garden with patio, stocked borders and mainly laid to lawn.



## Entrance Hallway

### Lounge

15'5 x 12'2

### Kitchen

13'8 x 9'6

### Dining area

7'1 x 6'2

## First Floor landing

### Bedroom 1

11'9 x 8'7

### Bedroom 2

12'11 x 10'10

### Bedroom 3

11'8 x 5'9

### Bathroom/WC

7'3 x 6'9

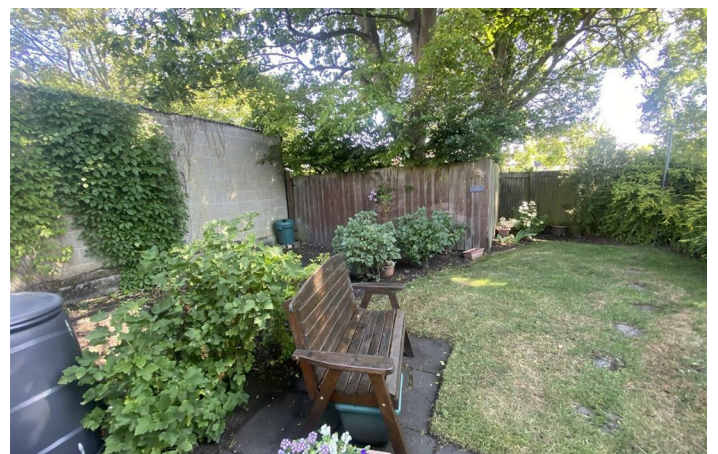
## Externally

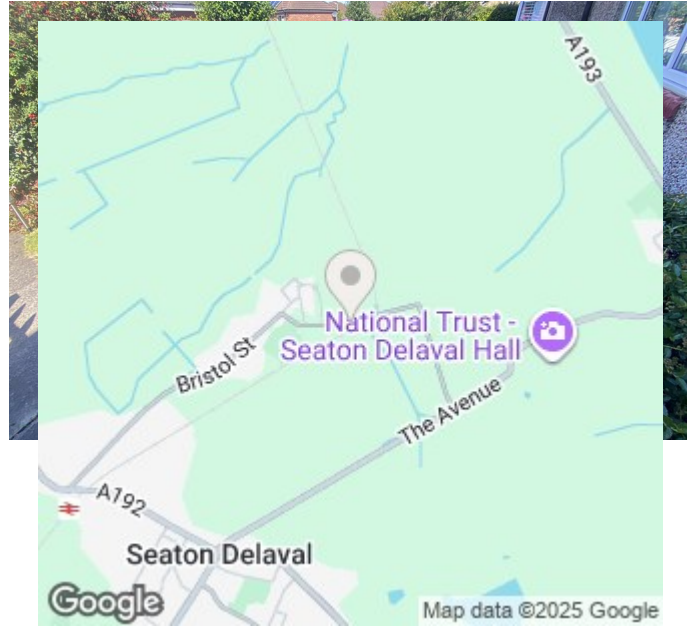
### Disclaimer

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.





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			
		71	78
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		