



## 63 The Brambles

New Hartley, Whitley Bay NE25 0RQ

- Excellent Location
- 2 Reception Rooms
- 3 Bedrooms
- Garage
- Freehold
- Semi Detached House
- Re-fitted Kitchen
- Family Bathroom & Ensuite
- Double Driveway
- Viewing is Recommended

**£249,950**





Situated in the ever so popular Brambles Estate in New Hartley with a green belt Nature Reserve close by for lovely country walks as well as a train station in Seaton Delaval with access to Newcastle City Centre.



A well presented Semi Detached House, briefly comprising An Entrance Lobby, Reception Hallway with tiled floor with stairs to first floor and door access to Garage, Ground Floor Cloaks/w.c. comprising a low level w.c. with vanity washbasin. Lounge to the rear with French Doors opening to rear garden, Dining Room to the front with storage cupboard, Fitted Kitchen with a good range of wall & floor units with contrasting work surfaces incorporating a stainless steel sink unit, gas hob, electric oven and extractor, wall mounted central heating boiler, tiled floor, recessed lighting and door to rear. To the first floor from the landing there are 3 Bedrooms master with Ensuite Shower Room with separate shower enclosure with mains shower, washbasin and low level w.c. Family Bathroom with White suite of panelled bath with mains shower over and screen, vanity washbasin and low level w.c., partially tiled walls.



Externally there is a double width driveway offering off street parking for 2 vehicles leading to a garage with up and over door, light & power and plumbing for a automatic washing machine. To the rear there is a fenced garden with patio and decking area.



**Entrance Lobby**

**Reception Hallway**

**Ground Floor Cloaks/w.c.**

**Living Room**

12'1 x 14'4

**Dining Room**

9'4 x 8'10

**Kitchen**

10'10 x 8'6

**First Floor Landing**

**Bedroom One**

12'3 x 10'6

**En-suite**

5'0 x 4'11

**Bedroom Two**

11'10 x 10'9 max

**Bedroom Three**

9'7 x 6'6 max

**Bathroom/w.c.**

8'4 x 6'5

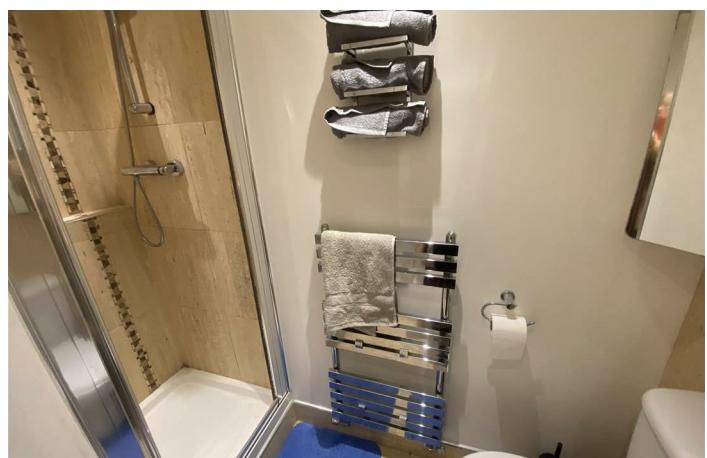
**Externally**

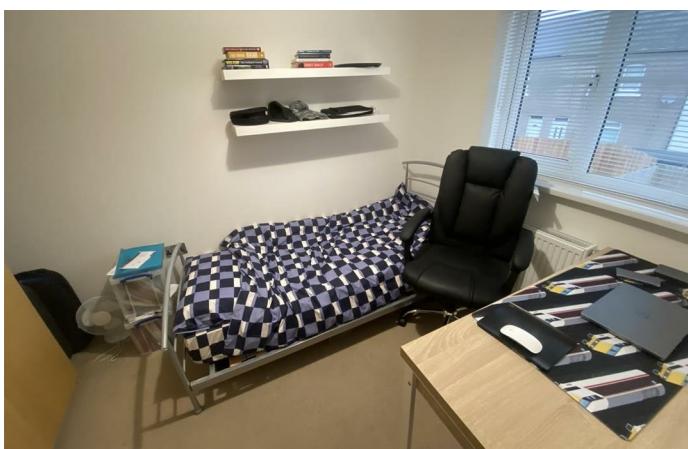
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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.







Local Authority Northumberland County Council

Council Tax Band C

EPC Rating

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		
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	



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