

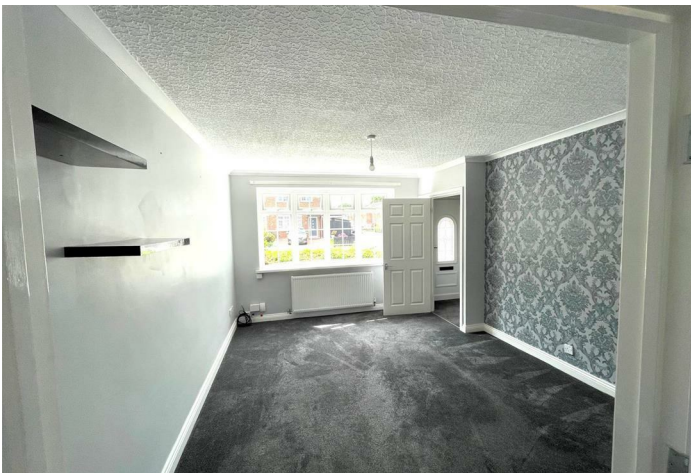


47 Bradbury Court

New Hartley, Whitley Bay NE25 0SN

- Extended Semi-detached home
 - Two Reception rooms
 - Three Bedrooms
 - Gardens
 - No Upper chain
- Situated in the popular village of New Hartley
 - Quality fitted Kitchen
 - Family Bathroom
- Garage and Drive to the rear
- Viewing recommended

£215,000





Well presented and Extended three bedroom semi-detached home situated in the popular village of New Hartley, close to good schools, the coast and the new Northumberland Train Line for commuting to Newcastle upon Tyne.

The property is available with no upper chain and comprises: Hallway, Lounge with double doors to Dining Room, quality fitted kitchen, to the first floor there is the bathroom with White suite and electric shower over, Three bedrooms, one with fitted wardrobes. Externally there are gardens to the front and side and a pleasant garden to the rear with door leading to the garage.

Ideal family accommodation, well worthy of an internal viewing.



Reception Hallway

Lounge

15'0 x 11'5

Dining Room

14'9 x 10'4

Kitchen

12'3 x 8'8

First Floor Landing

Bathroom

Bedroom 1

13'6 x 8'5

Bedroom 2

8'8 x 7'10

Bedroom 3

10'6 x 6'2

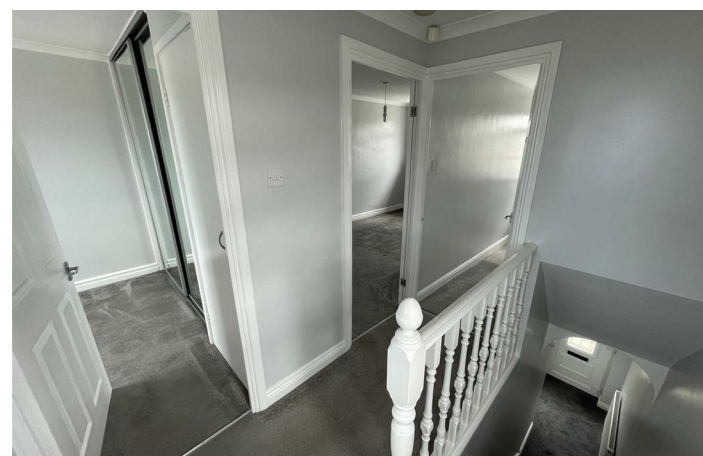
Garage

External

Disclaimer

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 Council
Council Tax Band B
EPC Rating C
Tenure Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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.