



21 Barley Way

Churchfields, New Hartley,, Whitley Bay NE25 0GN

- End Modern Link House
- Ground Floor Cloaks/w.c.
 - Two Bedrooms
 - Double Driveway
- Ideal First Time Purchase
- Immaculate Throughout
- Open Plan Lounge/Kitchen
 - Bathroom/w.c.
 - Fenced Rear Garden
- Affordable Housing Scheme

£145,000





An immaculate two bedroom End Terraced House, offering stylish and modern accommodation, ideal for first time buyers/couples. Internal viewing is strongly recommended. The property is being sold under the Northumberland County Councils Affordable Housing Scheme (Section 106) and is offered at 30% below current market value. Prospective buyers must demonstrate that they match the given criteria.

To the ground floor there is an Entrance Hallway and a good sized Ground Floor W.C. comprising a low level w.c and hand wash basin. Open plan Lounge/Kitchen with stairs leading to first floor, French doors opening to rear garden. An excellent range of modern wall and floor units with contrasting work surfaces incorporating sink unit, gas hob and electric oven, extractor hood, integrated fridge/freezer and washing machine, space for small breakfasting table, To the first floor there are two bedrooms, the second bedroom has a good sized storage cupboard, family Bathroom with white suite comprising panelled bath with mains shower over with screen, wash hand basin and low level w.c with extractor fan.

Externally there is a block paved double width driveway to the front offering off street parking, to the rear there is a fenced garden with lawn and patio area ideal for garden furniture.

Reception Hallway

Ground Floor W.C

4'11 x 3'5

Lounge/Kitchen

23'6 x 12'8

First Floor Landing

Bedroom One

13'2 x 10'6

Bedroom Two

12'9 x 8'6

Bathroom/w.c.

6'2 x 5'4

Externally



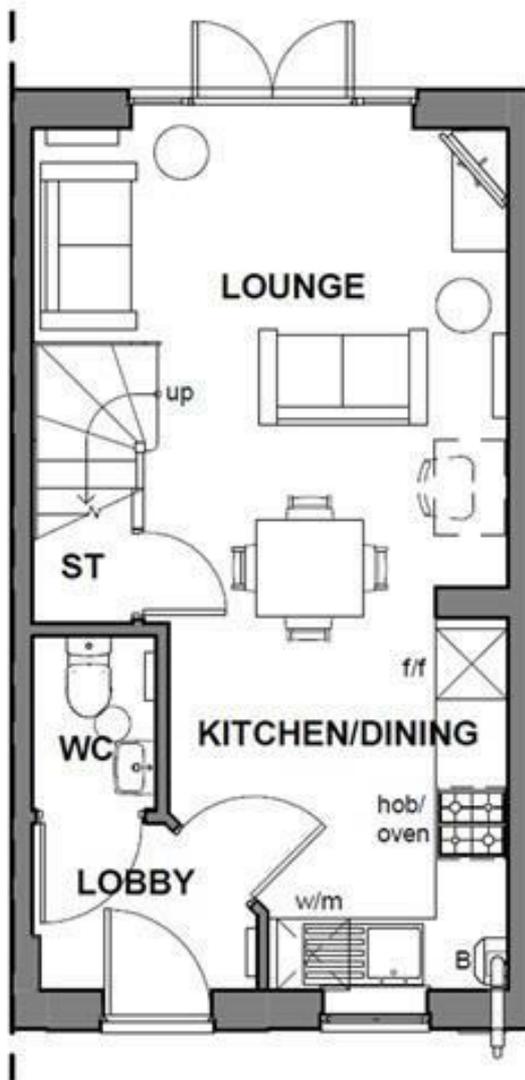




Local Authority Northumberland County Council
Council Tax Band A
EPC Rating B
Tenure Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	97
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
83	
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	



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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.