



## Barley Way, Church Fields New Hartley

Such a beautiful and stylish family home! Pleasantly located in a cul-de-sac on this sought after, modern development and boasting a sunny aspect to the enclosed, rear garden. The development is close to the ever, popular New Hartley Village, close to local schools, shops and bus routes and a short drive to our gorgeous coastline and Seaton Sluice village. The property has an entrance hallway, spacious lounge, inner hall with downstairs cloaks/w.c., stunning dining kitchen with integrated appliances and French doors out to the rear garden. Three generous bedrooms, the principal bedroom with luxurious en-suite shower room. Contemporary family bathroom, enclosed garden with patio and lawn, double drive to the front.

# £230,000

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# Barley Way New Hartley

Double Glazed Entrance Door to:

**ENTRANCE LOBBY:** wood effect laminate, staircase to the first floor, radiator, door to:

**LOUNGE:** (front): 13'3 x 12'0, (5.26m x 3.66m), a light and airy lounge with double glazed window, laminate flooring, radiator, door to:



**INNER HALL:** wood effect laminate, large storage cupboard, door to:

**DONWSTAIRS CLOAKS/W.C.:** pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled splashbacks, laminate flooring, spotlights to ceiling, through to:



**DINING KITCHEN:** (rear): 15'0 x 10'0, (4.57m x 3.05m), a gorgeous, beautifully presented family dining kitchen with double glazed French doors opening to the rear garden. The kitchen is fitted with a contemporary range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob and cooker hood, integrated dishwasher and fridge/freezer, radiator, tile effect flooring, double glazed window

**FIRST FLOOR LANDING AREA:** radiator, loft access, airing cupboard



**BEDROOM ONE:** (front): 12'11 x 9'7, (3.94m x 2.92m), excluding depth of sliding mirrored robes, radiator, double glazed window, door to:

**EN-SUITE:** Stunning en-suite, comprising of, shower cubicle, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled shower area, spotlights to ceiling, double glazed window, extractor fan, tile effect flooring



BEDROOM TWO: (rear): 10'8 x 8'9, (3.25m x 2.67m), radiator, double glazed window

BEDROOM THREE: (rear): 9'7 x 6'9, (2.92m x 2.06m), radiator, double glazed window

BATHROOM: Stylish bathroom, showcasing, bath with hot and cold mixer taps, pedestal washbasin with mixer taps, low level w.c. with push button cistern, spotlights to ceiling, tiled splashbacks, tile effect flooring, radiator

EXTERNALLY: beautiful, enclosed rear garden with a delightful South/South Easterly aspect, paved patio, outside tap. Double width block paved driveway with gated access to the rear garden

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS/ GAS CENTRAL HEATING

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

**MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

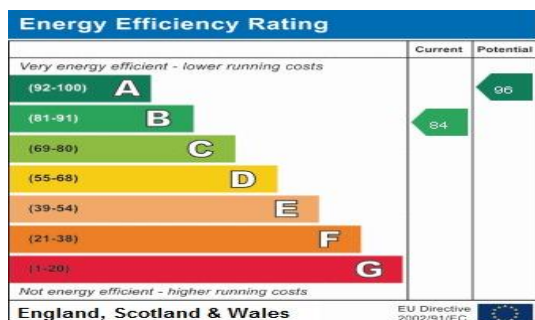
**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: B**

**EPC RATING: B**

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**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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