



## Bristol Street

### New Hartley

Located in the heart of this gorgeous, semi-rural village, New Hartley, close to lovely walks, local school and bus routes. Approximately a five minute drive from the beautiful dunes and beach of Seaton Sluice, and a short drive to the new train station in Seaton Delaval. This family home is available with no onward chain and offers spacious, light and airy accommodation throughout. Entrance lobby, lounge with fabulous, multi-fuel burning stove fire, open family dining kitchen and conservatory, with doors from both the dining area and conservatory out to the garden. Spacious landing, three bedrooms, the principle bedroom with fitted wardrobes, providing ample hanging and storage space. Fabulous re-fitted bathroom with roll top bath and walk in shower cubicle. Private and enclosed rear garden with delightful South-Easterly aspect, front garden with potential for driveway, subject to dropped kerb consent.

# £135,000

ROOK  
MATTHEWS  
SAYER

0191 246 3666  
84 Park View, Whitley Bay, NE26 2TH

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)



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Double Glazed Entrance Door to:

**ENTRANCE HALL:** staircase to the first floor, tiled floor, door to:

**LOUNGE:** (front): 14'6 x 14'5, (4.42m x 4.39m), spacious lounge with attractive feature fireplace, multi-fuel stove fire, radiator, laminate flooring, double glazed window, through to:



**DINING KITCHEN:** 17'8 x 9'1, (5.38m x 2.77m), excellent sized dining kitchen that opens through into the conservatory, double glazed French doors out to the garden area, the kitchen is fitted with a range of base, wall and drawer units, roll edge worktops, gas point, vertical radiator, spotlights to ceiling, tiled floor, open through to:

**CONSERVATORY:** (rear): 11'2 x 11'3, (3.40m x 3.43m), tiled floor, radiator, double glazed French doors out to the garden



**FIRST FLOOR LANDING AREA:** loft access, we understand that the loft is half boarded for storage purposes, door to:

**BEDROOM ONE:** (front): 14'10 x 8'8, (4.52m x 2.64m), radiator, fitted wardrobes with over bed storage, double glazed window

**BEDROOM TWO:** (rear): 10'6 x 9'9, (3.20m x 2.97m), radiator, double glazed window

**BEDROOM THREE:** (front): 10'1 x 8'8, (3.07m x 2.64m), maximum measurements, "L" shaped, radiator, double glazed window



**BATHROOM:** 9'9 x 7'3, (2.97m x 2.21m), gorgeous, re-fitted bathroom, comprising of, roll top bath with mixer taps and shower spray, shower cubicle with chrome shower, pedestal washbasin, low level w.c., fully tiled walls, tiled floor, radiator, double glazed window

**EXTERNALLY:** private and enclosed rear garden with South-Westerly, garden, gated access to rear lane, front garden with potential for driveway, subject to dropped kerb consent



PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains/gas  
Broadband: None  
Mobile Signal Coverage Blackspot: No  
Parking: On street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

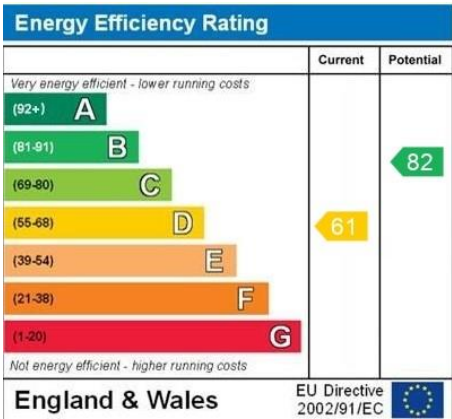
TENURE

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: A

EPC RATING: D

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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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