



Hastings Gardens | New Hartley | NE25 0RN

**£225,000**

Charming and quirky family home, beautifully positioned in a cul-de-sac within the sought after, semi-rural New Hartley Village. Approximately a five minute drive from Seaton Sluice beach, a short drive to Seaton Delaval train station and within walking distance to local schools, shops and bus route. Loved by the current family for many years and offering superb indoor and outdoor space. Entrance hall, lounge with gorgeous wood burning stove, family dining kitchen with integrated appliances, downstairs cloaks/w.c., utility space, snug and garage, (currently utilised as a an additional bedroom/reception area). To the first floor there are three double bedrooms and a lovely re-fitted family bathroom with Victorian style shower. The award winning rear garden enjoys an elevated patio area and work space, steps down to the beautiful, well stocked garden area of excellent proportions. With mature borders, lawn, pond, sitting area, large shed, outside tap and greenhouse you could get lost in this fantastic outside space! To the front of the property is the driveway and garage, which currently is accessed via patio doors but could be changed back if required.

ROOK  
MATTHEWS  
SAYER





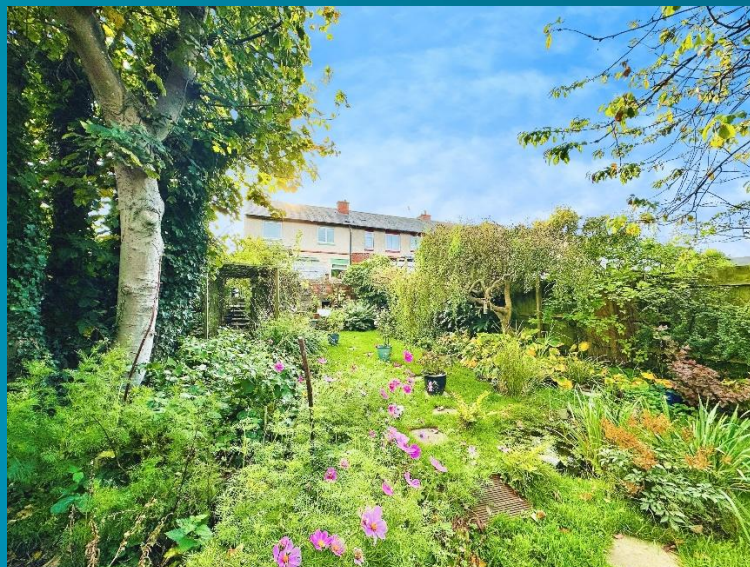
3



2



1



#### Contemporary Entrance Door to:

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

**LOUNGE:** (front): 15'6 x 11'9, (4.72m x 3.58m), into alcoves, feature hearth with exposed brick recess, plinth, tiled hearth and gorgeous wood burning stove, perfect for cosy days, double glazed window, radiator, large under-stair cupboard, laminate flooring, through to:

**DINING KITCHEN:** (rear): 20'5 x 9'3, (6.22m x 2.82m), maximum measurements, superb sized family living and dining area, with a range of base, wall and drawer units, high gloss worktops, single drainer sink unit with mixer taps, integrated electric, double oven, gas hob, brick effect tiling, tiled floor, radiator, two double glazed windows, double glazed stable door out to the rear garden, door to:

**DOWNSTAIRS CLOAKS/W.C.:** hand washbasin, low level w.c., tiled splashbacks, double glazed window

**INNER UTILITY SPACE:** 9'0 x 4'4, (2.74m x 1.32m), through to garage, into:

**SNUG/STUDY:** (rear): 8'7 x 7'7, (2.62m x 2.31m), double glazed window, laminate flooring

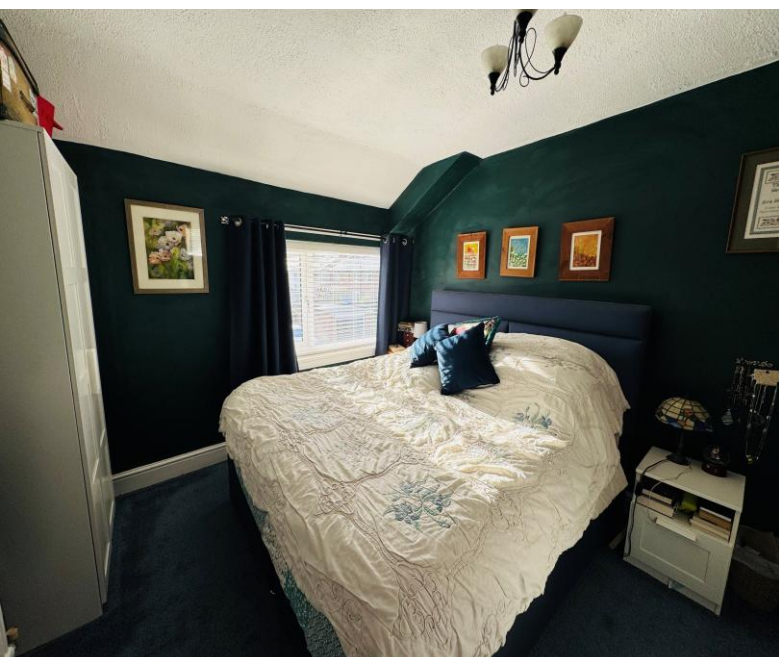


T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER







**GARAGE/RECEPTION:** (front): 11'3 x 9'1, (3.43m x 2.77m), the garage is currently utilised as a bedroom space but as an insulated single brick space may revert to its original garage usage or study area, radiator, double glazed patio doors to the front

**FIRST FLOOR LANDING AREA:** loft access with pull down ladders, we understand that the loft area is mostly boarded for storage purposes

**FAMILY BATHROOM:** 7'4 x 6'8, (2.24m x 2.03m), a stylish, re-fitted family bathroom, showcasing, bath, Victorian style shower, pedestal washbasin, low level w.c., brick effect tiling, radiator, double glazed window, laminate flooring

**BEDROOM ONE:** (front): 11'6 x 9'9, (3.51m x 2.97m), excluding depth of alcoves, radiator, double glazed window

**BEDROOM TWO:** (rear): 10'7 x 10'1, (3.22m x 3.07m), maximum measurements, radiator, double glazed window

**BEDROOM THREE:** (front): 11'6 x 6'5, (3.51m x 1.96m), excluding depth of recess, radiator, double glazed window

**EXTERNALLY:** A beautiful, award winning garden the size of which is perfect for anyone who enjoys gardening or has a family/furry friends! With multiple sitting areas, patios, mature, well stocked borders, lawn, elevated patio, pond, greenhouse, large shed, outside tap and outdoor utility space with plumbing for automatic washing machine. To the front there is an additional garden area, driveway and garage

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

#### 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.

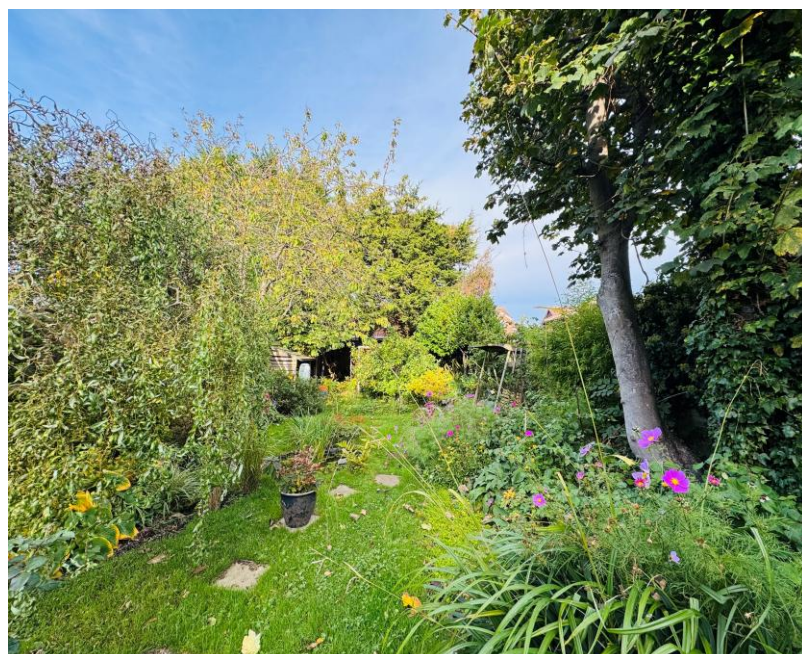
#### TENURE

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

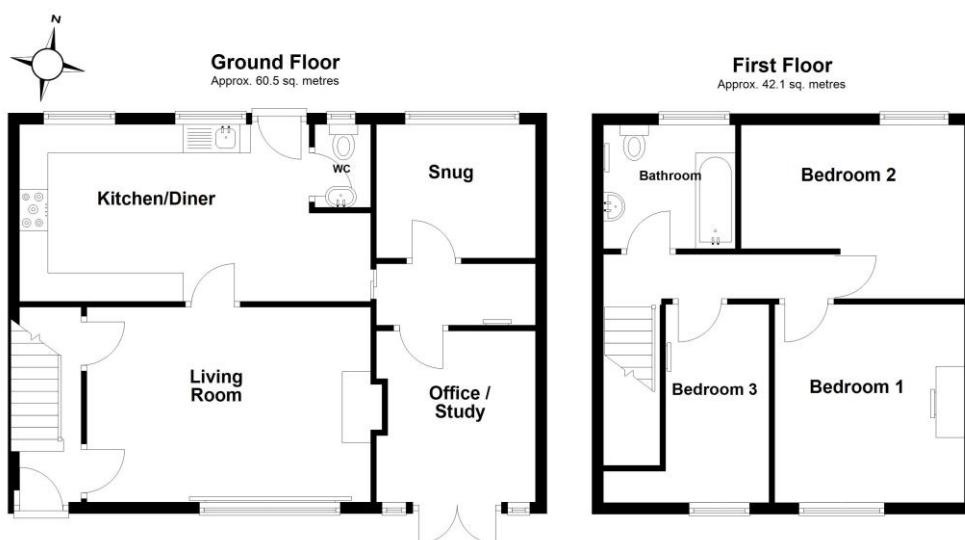
WB3421.AI.DB.16.10.2025.V.2



T: 0191 2463666

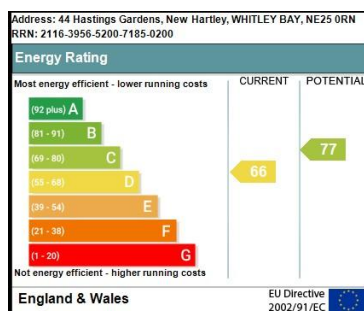
whitleybay@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER



Total area: approx. 102.7 sq. metres

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The Plan is for illustrative purposes only. Version 1  
Plan produced using PlanUp.



**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



**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.

T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER