



Barley Way | New Hartley | NE25 0GN

£210,000

This beautifully presented three-bedroom mid-terrace home is ideally situated within the ever-popular Church Fields estate in New Hartley, offering modern living spaces, a well-balanced layout and a fantastic outdoor area.

The property is approached via a smart frontage with off-street parking for 2 vehicles and leading into a welcoming entrance lobby, providing access to a spacious and well-proportioned living room. This inviting space is filled with natural light and offers ample room for both relaxation and entertaining. To the rear of the home lies a modern kitchen/diner, thoughtfully designed to create a sociable hub of the house. The kitchen is fitted with contemporary units and generous worktop space, while the dining area comfortably accommodates a family dining table. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. Completing the ground floor is a convenient downstairs WC and useful built-in storage. To the first floor, the property boasts three well-sized bedrooms, including a generous master bedroom with its own en-suite shower room. The remaining bedrooms are versatile in use, ideal for children, guests or a home office. A modern family bathroom with a clean, neutral finish serves the additional bedrooms. Externally, the rear garden is fully enclosed, featuring a lawned area with paved pathways — ideal for outdoor dining, play or relaxing in warmer months.

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MID-TERRACE

**SPACIOUS AND BRIGHT
LOUNGE**

**PRINCIPAL BEDROOM
WITH ENSUITE**

**GROUND FLOOR WC FOR
ADDED CONVENIENCE**

**OFF-STREET PARKING FOR
TWO VEHICLES**

SPACIOUS REAR GARDEN

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Entrance door, stairway to first floor, radiator, door to:

LIVING ROOM 13'3 x 11'11 (4.04m x 3.63m) Maximum measurements: Double glazed window, radiator, feature wall, door to:

W.C. 5'7 x 3'5 (1.70m x 1.04m): Low level push button cistern W.C., pedestal basin, radiator.

DINING KITCHEN 13'3 x 10'0 (4.04m x 3.05m): Incorporating a range of modern and stylish base, wall and drawer units, worktops, integrated gas hob and electric oven, cooker hood, sink with mixer tap, radiator, double glazed windows, double glazed French doors to garden, feature part panelled wall.

LANDING: Radiator, loft access hatch, storage cupboard, door to:
BATHROOM: Part tiled walls, 3 piece suite with bath, low level bush button cistern W.C and pedestal basin, radiator.

BEDROOM ONE 10'2 x 9'11 (3.10m x 3.02m): Double glazed window, radiator.

EN-SUITE: Walk in shower with tiled walls, pedestal basin low level push button cistern W.C, double glazed frosted window, radiator.

BEDROOM TWO 9'6 x 7'10 (2.90m x 2.39m): Double glazed window, radiator.

BEDROOM THREE 8'0 x 6'11 (2.44m x 2.11m): Double glazed window, radiator.

EXTERNALLY: : Enclosed rear garden with lawn and surrounding paving, access to shared side lane from garden. To the front is a double width parking area suitable for 2 vehicles.



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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ASDL

Mobile Signal Coverage Blackspot: No

Parking: 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

Service Charge: TBC

COUNCIL TAX BAND: B

EPC RATING: B

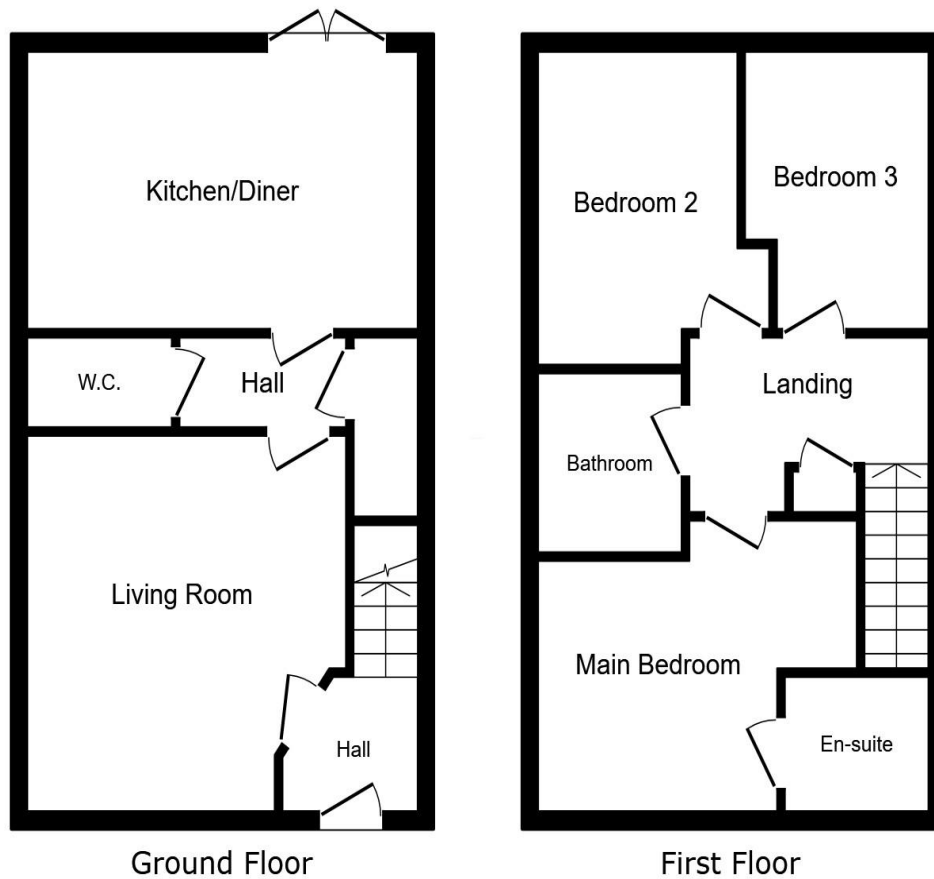
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Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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