



Chipchase Court | New Hartley| NE25 0SR

**£275,000**

This fabulous, extended detached family home is beautifully located within a cul-de-sac within the ever popular, semi-rural New Hartley Village. With a thriving local community, short walk to the school, local amenities and bus routes, the village also has the advantage of being a short drive from the newly operational train station, Seaton Sluice beach and Delaval town centre. Benefiting from no onward chain, entrance lobby, spacious lounge with feature bow window, separate dining room with French doors out to the garden and access through to the kitchen with integrated oven and hob. Spacious landing, four excellent sized bedrooms, gorgeous family bathroom with shower. Front driveway and garage. Excellent opportunity at a great price in our view!

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**Gorgeous, Extended**

**Cul-de-Sac Position**

**Semi-Rural Location in Village**

**No Onward Chain**

**Lounge with Bow Window**

**Separate Dining Room, Family Kitchen**

**Four Bedrooms, Beautiful Bathroom**

**Garden, Driveway and Garage**

For any more information regarding the property please contact us today



T: 0191 2463666

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Double Glazed Entrance Door to:

**ENTRANCE HALL:** staircase up to the first floor, laminate flooring, radiator, door to:

**LOUNGE:** (front): 15'2 x 14'11, (4.62m x 4.55m), a beautifully light and airy front facing lounge with Georgian Bar, double glazed bow window, radiator, under-stair cupboard, door to:

**DINING ROOM:** (rear): 17'3 x 10'4, (5.26m x 3.15m), overlooking and with double glazed French doors out to the garden, laminate flooring, radiator, door to:

**KITCHEN:** (rear): 13'0 x 7'2, (3.96m x 2.18m), white fitted kitchen, incorporating a range of base, wall and drawer units, fitted worktops, integrated electric oven, gas hob, cooker hood, combination boiler, single drainer sink unit with mixer taps, radiator, double glazed window, plumbed for automatic washing machine, stylish flooring

**FIRST FLOOR LANDING AREA:** Loft access, door to:

**BEDROOM ONE:** (front): 13'9 x 10'4, (4.19m x 3.15m), double glazed window, radiator

**BEDROOM TWO:** (dual aspect): 29'6 X 7'2, (8.99m x 2.18m), superb sized bedroom, enjoying the benefit of a pitched roof extension over the garage, two radiators, two double glazed windows

**BEDROOM THREE:** (rear): 10'4 x 10'3, (3.15m x 3.12m), radiator, double glazed window, storage cupboard

**BEDROOM FOUR:** (front): 10'4 x 6'9, (3.15m x 2.06m), some restricted headroom, maximum measurements, double glazed window radiator

**BATHROOM:** (rear): 6'7 x 5'3, (2.0m x 1.60m), contemporary and stylish family bathroom, showcasing, bath, electric shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, radiator, double glazed window, panelled walls, double glazed window, modern flooring, radiator

**EXTERNALLY:** Private and enclosed spacious garden, with patio, lawn, side patio, gated access to the front driveway and garage, shed. Front garden, driveway and garage

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

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:** D

**EPC RATING:** C

WB3782.AI.DB.23.04.2026.V.1

**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.

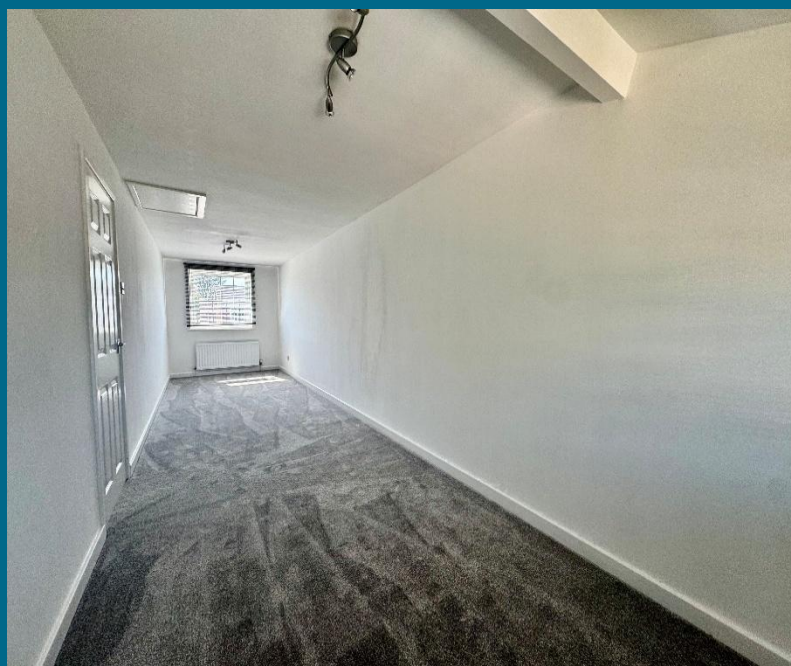
**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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.



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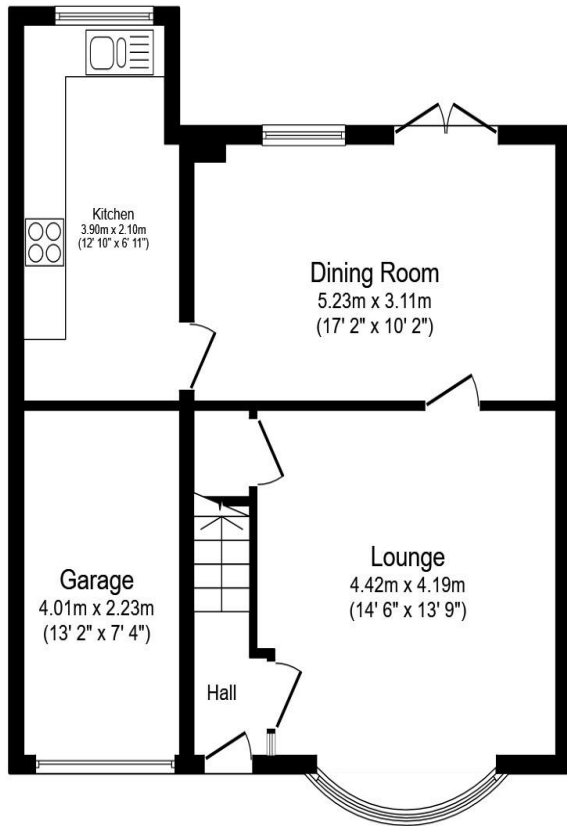
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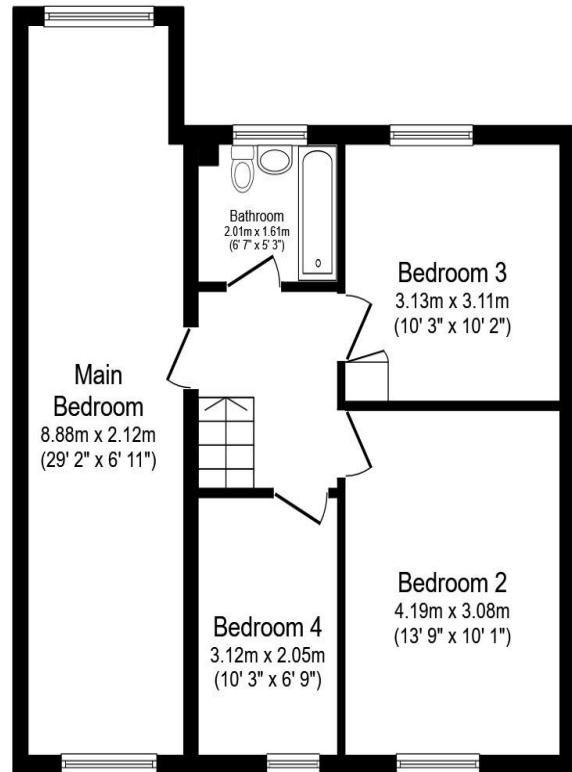
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 56 Chipchase Court, New Hartley, NE25 0SR



### Ground Floor

Floor area 58.1 sq.m. (626 sq.ft.)



### First Floor

Floor area 56.9 sq.m. (612 sq.ft.)

Total floor area: 115.0 sq.m. (1,238 sq.ft.)

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](http://www.Propertybox.io)

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