



Hastings Gardens | New Hartley | NE25 0RN

£240,000

Space unfolds particularly well throughout this three-bedroom home, with a generous arrangement of reception space complemented by an impressive orangery, detached garage and an exceptionally substantial garden room. The lounge provides a comfortable separate reception room, while the kitchen extends across the width of the house and offers excellent space for dining, opening through into one of the standout features of the property a superb orangery. A large, glazed roof lantern and extensive windows bring an abundance of natural light into this additional living space and create a lovely connection with the rear garden. Upstairs, the principal bedroom is particularly generous, accompanied by a second double bedroom with its own en-suite shower room and a third bedroom with excellent built-in storage, while the beautifully finished main bathroom completes the accommodation. Externally, the property benefits from a detached garage, while the rear garden leads to another particularly impressive feature: a detached garden room. Already equipped with lighting and electricity, this offers an exceptional amount of additional usable space for hobbies, a gym, workshop or extensive storage. The combination of generous living accommodation, orangery, detached garage and substantially powered garden room, gives this home a level of versatility that is difficult to find.

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Three-Bedroom Mid-terrace House

Substantial Private Rear Garden

Garden Room with Lighting & Electricity

Bedroom with En-Suite

Beautifully Presented Main Bathroom

Impressive Light-Filled Orangery

Detached Garage

Downstairs W.C

For any more information regarding the property please contact us today

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

LOUNGE: 11'11" × 15'5" (3.63m × 4.70m) Plus under stairs cupboard. Generously proportioned reception room with double glazed window, radiator, built in storage cupboard, feature fireplace with electric fire, door to:

DINING KITCHEN: 9'5" × 20'5" (2.87m × 6.22m) An excellent extended kitchen providing a substantial amount of accommodation, fitted with a range of wall and base units with complementary work surfaces, space for appliances and generous room for a dining table and chairs. Open connection through to the orangery, door to:

DOWNSTAIRS W.C.: Low level W.C., wall-mounted wash basin with splash back, radiator, frosted double glazed window.

ORANGERY: 9'0" × 15'0" (2.74m × 4.57m) A superb additional reception space featuring a large, glazed roof lantern, extensive double-glazed windows, radiator, external door providing access to the garden. Wide opening connects the orangery with the adjoining kitchen/dining space.

BEDROOM ONE: 14'10" × 11'7" (4.52m × 3.53m) Impressive double bedroom with double glazed window, radiator, ample space for freestanding bedroom furniture.

BATHROOM: 6'5" × 8'8" (1.96m × 2.64m) Beautifully presented bathroom with extensive tiled walls, fitted with a bath with curved glazed shower screen and shower over, W.C and pedestal wash basin, frosted double glazed window, chrome ladder-style heated towel rail.

BEDROOM TWO: 11'4" × 10'0" (3.45m × 3.05m) Double bedroom with double glazed window, radiator, feature panelled wall, door to:

EN-SUITE: 4'10" × 6'7" (1.47m × 2.01m) Fitted with a corner shower enclosure, W.C and pedestal wash basin, with frosted double-glazed window and radiator.

BEDROOM THREE: 11'7" × 7'2" (3.53m × 2.18m) Bedroom with double glazed window, radiator and carpeted flooring, complemented by substantial mirrored sliding wardrobes and additional built-in storage space.

EXTERNAL: REAR GARDEN: Private rear garden providing outside space between the main house and detached garden room, with access from the orangery.

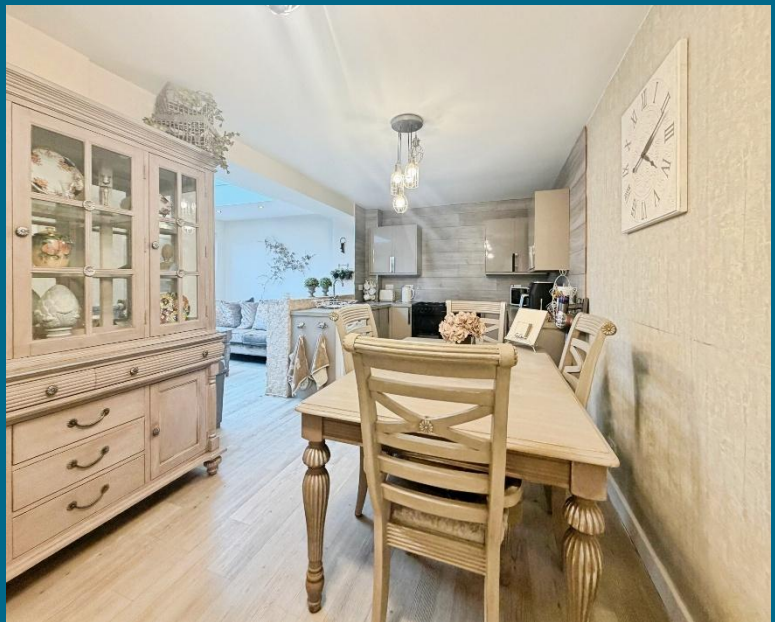
GARDEN ROOM: 15'8" × 19'7" (4.78m × 5.97m) A particularly substantial detached garden room positioned at the foot of the garden. Equipped with lighting and electricity, the building provides an exceptional amount of additional space and lends itself particularly well to hobbies, recreation, workshop use or extensive storage.

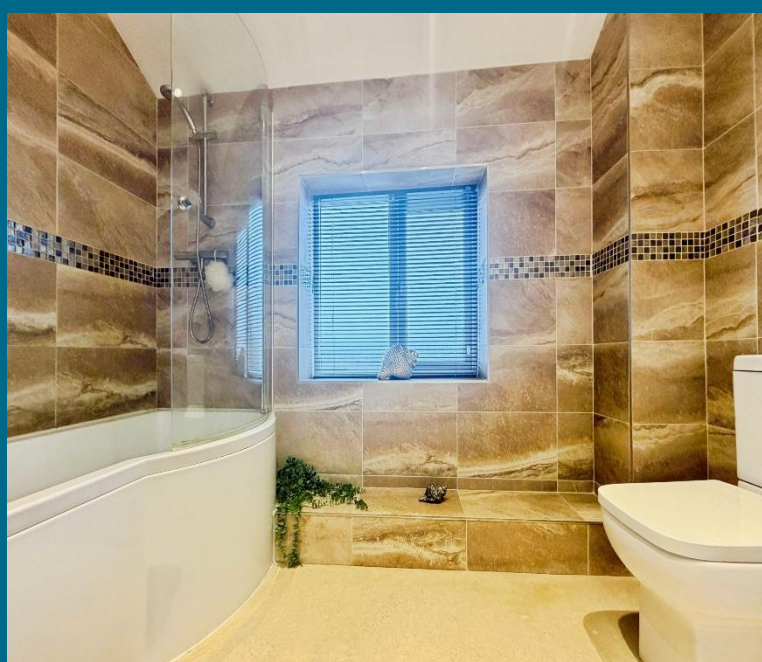
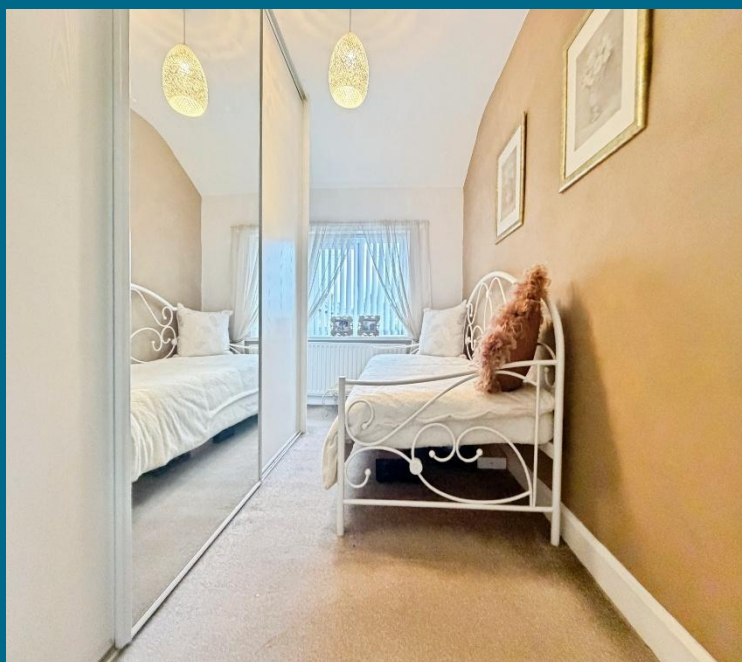
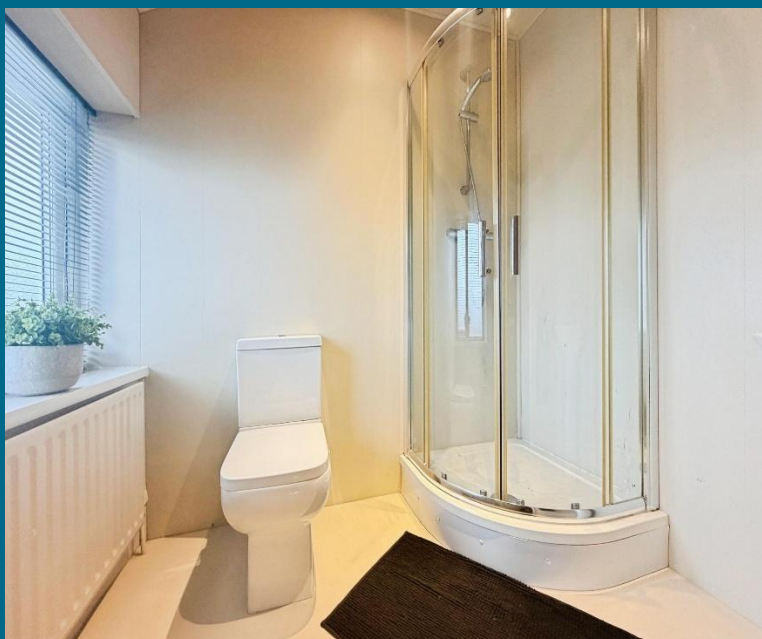
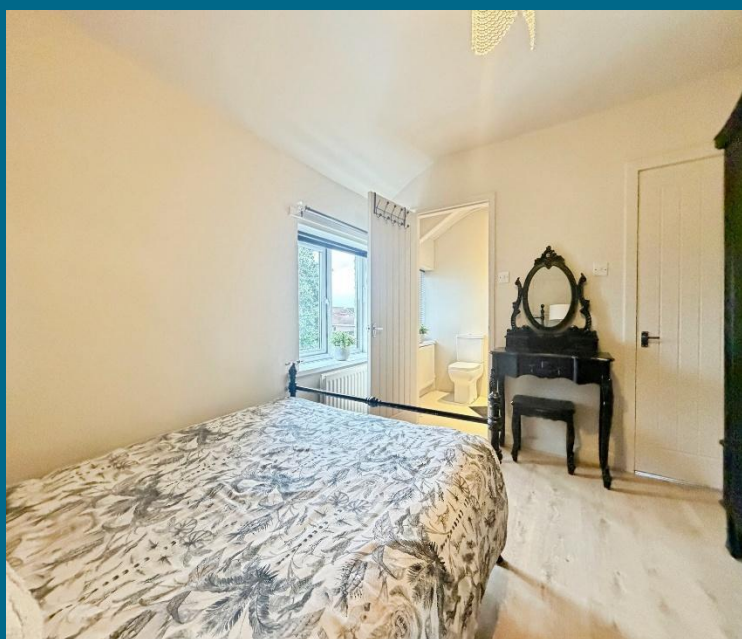
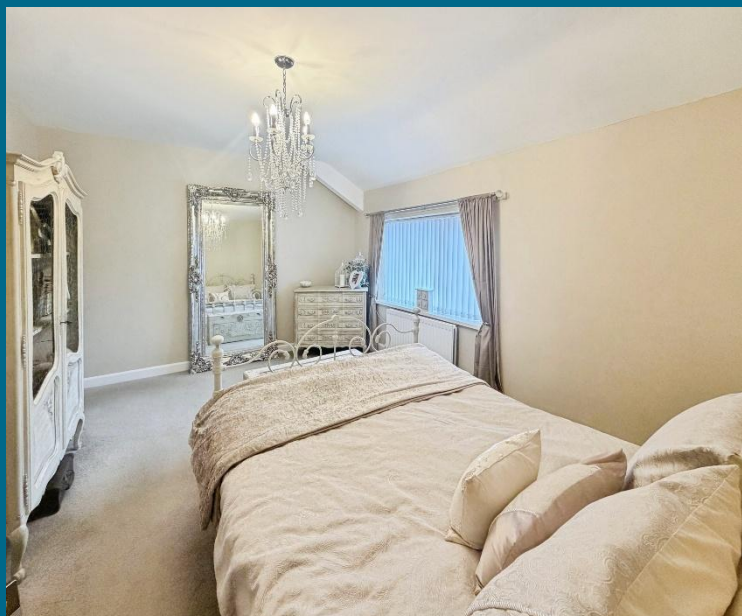
GARAGE: A detached single garage across the street with up and over door.

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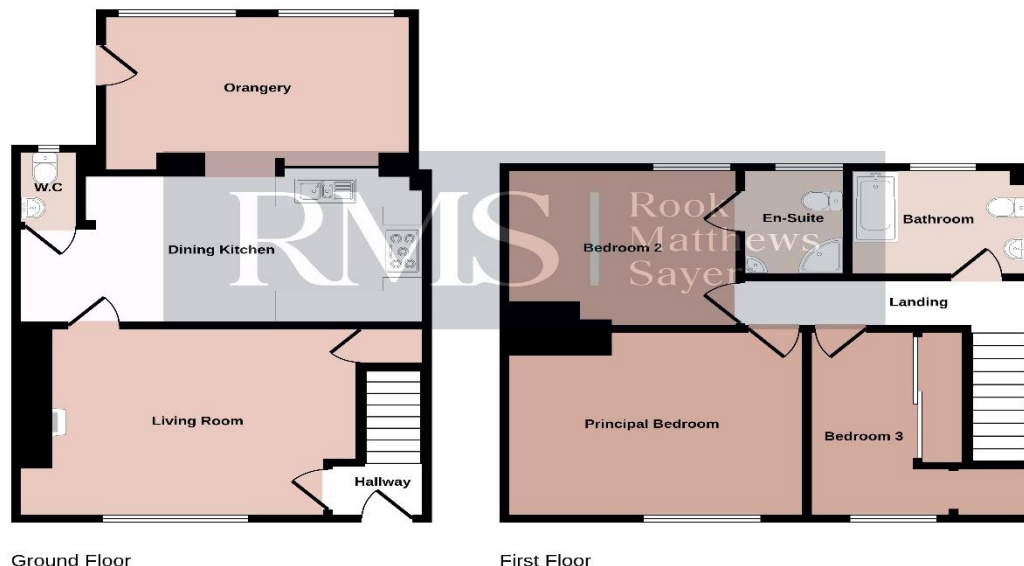




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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTC
Mobile Signal Coverage Blackspot: No
Parking: Garage/On Street

MINING

The Northeast 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.

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

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: C

EPC RATING: C

WB4042.TJ.DB.15.09.2026 V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 as any authority to make or give any representation or warranty whatever in relation to this property.



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