



Brannen&Partners

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Barley Way, Church Fields, New Hartley







Important Information
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £149,950

Description

WELL PRESENTED TWO BEDROOM MODERN END TERRACE PROPERTY SITUATED ON THIS NEW RESIDENTIAL DEVELOPMENT IN NEW HARTLEY

Brannen & Partners welcome to the market this modern two bedroom end terrace property situated within this new development of Church Fields in New Hartley. Benefitting from good sized accommodation, two double bedrooms, kitchen/breakfast room, private garden and driveway parking for two cars. This property is being sold under Northumberland County Councils affordable housing scheme (Section 106) and is offered at 30% below current market value.

Briefly comprising: Entrance vestibule leading directly to the living room, overlooking the front of the property and stairs lead to the first floor. Towards the rear of the property is a well proportioned open plan kitchen/breakfast room, boasting glazed double doors allowing plenty of light to fill the room as well as giving access out to the rear garden. Modern fitted wall and base units provide storage whilst integrated appliances include a gas hob, electric oven, extractor fan, dishwasher and fridge/freezer. There is a handy separate W.C.

To the first floor are two double bedrooms, one of which benefits from fitted wardrobes and a built in storage cupboard. The bathroom comprises a bath with shower over, hand basin housed within a vanity unit, W.C. and heated towel rail.

Externally to the rear is a private garden, laid to lawn with a paved patio and timber shed. There is side access to the front where there is driveway parking for two cars.

Situated within a new residential development in New Hartley, this location offers a wide range of amenities, good schooling and various transportation links to Newcastle City centre as well as other coastal towns. Seaton Sluice and its beautiful coastline is only a short drive.

The property is being sold under Northumberland County Councils affordable housing scheme (Section 106) and is offered at 30% below current market value. Prospective buyers must demonstrate that they match the given criteria to be considered for this scheme. Guidance can be given upon a formal offer being made.

Entrance Vestibule

Living Room
12'11" x 11'8"

Kitchen/Breakfast Room
12'9" x 7'7"

W.C.

Bedroom One
9'11" x 9'4"

Bedroom Two
12'9" x 7'6"

Bathroom
6'4" x 6'0"

Externally
Externally to the rear is a private garden, laid to lawn with a paved patio and timber shed. There is side access to the front where there is driveway parking for two cars.

Tenure
Freehold











