



## St Michaels Avenue New Hartley

A superb, extended, family semi-detached home, located in the heart of this lovely village, close to local school, bus routes, shops and gorgeous walks towards Seaton Sluice beach and Seaton Delaval, with its new train station. The property is available with no onward chain and enjoys a fabulous, South facing rear garden with excellent proportions. The property welcomes you into a useful entrance porch, lounge with feature fireplace and gas, living flame fire. Family dining kitchen with stylish re-fitted kitchen and integrated appliances, downstairs bathroom. There are three bedrooms to the first floor, the principle bedroom with sliding mirrored wardrobes. The property also benefits from double glazing, gas radiator central heating via combination boiler, front driveway and garage

# £170,000

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# St Michaels Avenue New Hartley

Double Glazed Entrance Door to:

**ENTRANCE PORCH:** 5'7 x 3'6, (1.70m x 1.06m), door to:

**ENTRANCE LOBBY:** staircase up to the first floor, door to:



**LOUNGE:** (front): 14'7 x 12'9, (4.45m x 3.89m), double glazed window, under-stair cupboard, fireplace, gas living flame fire, tiled hearth, radiator, through to:

**DINING KITCHEN:** (rear): 13'7 x 11'5, (4.15m x 3.48m), excellent sized family dining kitchen, the kitchen having been re-fitted with a stylish range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, integrated fridge, integrated washing machine single drainer sink unit with mixer taps, double glazed window, double glazed door out to the garden



**DOWNSTAIRS BATHROOM:** 9'6 x 6'1, (2.90m x 1.85m), bath, pedestal washbasin, low level w.c., two double glazed windows, radiator, tiled walls

**FIRST FLOOR LANDING AREA:** double glazed window, loft access, door to:

**BEDROOM ONE:** (front): 14'6 x 9'7, (4.42m x 2.92m), excluding depth of sliding mirrored wardrobes, radiator, double glazed window

**BEDROOM TWO:** (rear): double glazed window, fitted cupboard, radiator

**BEDROOM THREE:** (rear): radiator, double glazed window



**EXTERNALLY:** a beautiful, South facing rear garden, wonderfully maintained and designed. Patio area, lawn, borders, feature gravelling, front driveway and garage

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: None
- 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

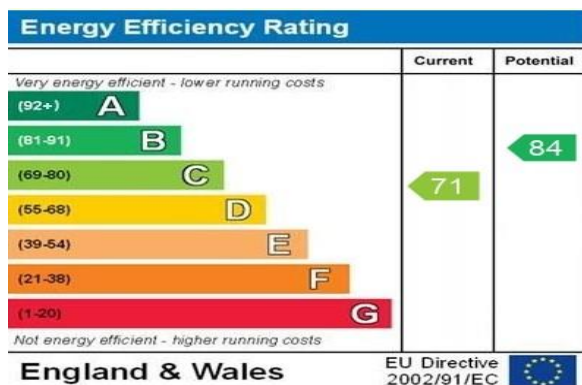
**TENURE**

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: C**

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**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.

**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.

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