



## 2 bed semi-detached house to buy in NE25

Seaburn View, New Hartley, Whitley Bay, Tyne and Wear, NE25 0SB

# £155,000

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Two double bedrooms
- ✓ Driveway & Garage
- ✓ West facing rear garden
- ✓ Popular village location
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Arrange a viewing

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Cramlington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Situated in the popular village of New Hartley, this well-presented two-bedroom semi-detached home offers comfortable living accommodation and is ideally located close to excellent local schools, the beautiful Seaton Sluice beach, and Seaton Delaval train station.

The accommodation comprises of an inviting entrance hallway, a spacious lounge, and a fitted kitchen with direct access to the west-facing rear garden. The attached garage, offering additional storage and convenience can be accessed from the rear garden.

To the first floor are two generously sized double bedrooms, including a superb principal bedroom with a walk-in wardrobe, together with a family bathroom.

Externally, the property benefits from a driveway to the front providing off-street parking, while the enclosed west-facing rear garden is perfect for enjoying afternoon and evening sunshine.

This attractive home would make an ideal purchase for first-time buyers, small families, or those looking to downsize in a sought-after location.

Council Tax Band: A

Tenure: Freehold

Price: £155,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Living Room

4.40m x 3.30m (14'5" x 10'9")



## Kitchen

4.35m x 1.88m (14'3" x 6'2")



## Bedroom 1

3.28m x 3.05m (10'9" x 10'0")



## Bathroom

1.77m x 1.70m (5'9" x 5'6")



## Bedroom 2

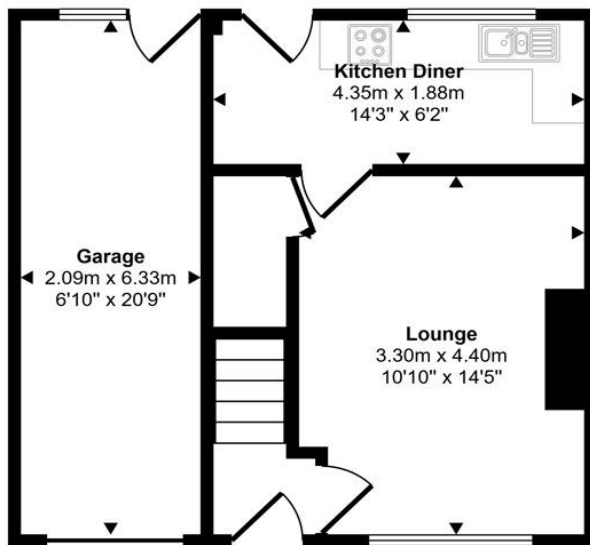
3.20m x 2.43m (10'5" x 7'11")



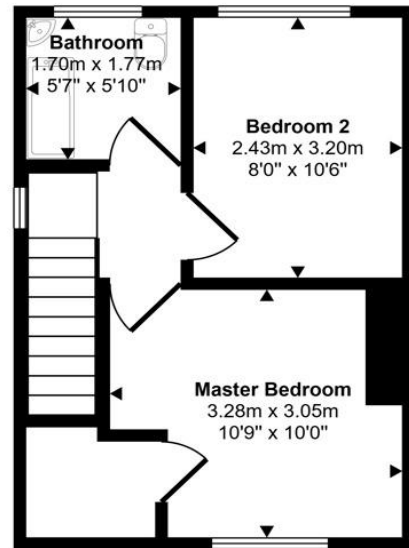
## External



Approx Gross Internal Area  
69 sq m / 746 sq ft



Ground Floor  
Approx 42 sq m / 451 sq ft



First Floor  
Approx 27 sq m / 295 sq ft

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>S4</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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