



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

Seaburn View, New Hartley, Whitley Bay, Northumberland, NE25 0SB

# £149,950

🏠 x2 🚿 x1 🚗 x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Beautiful two bedroom home
- ✓ No onward purchase
- ✓ Log burner
- ✓ Attractive garden with decking and lawn
- ✓ EPC Rating D

## Key Information

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

## Description

Nestled in the heart of New Hartley, this beautifully presented semi-detached home offers the ideal combination of traditional and modern comfort. Perfect for first-time buyers, the property boasts two spacious double bedrooms and is finished to an excellent standard throughout.

There is a practical driveway providing convenient off-street parking then step inside to discover a warm and inviting living space, featuring a charming log burner — perfect for cosy evenings in. The kitchen is thoughtfully designed, complete with a stylish breakfast bar that offers a sociable space for morning coffee or casual dining.

To the rear, a lovely garden awaits, with a lawn and a raised decking area ideal for relaxing or entertaining guests. Additional features include an outhouse and a gravelled area, offering ample storage for bikes, gardening tools, or outdoor furniture.

Practicality is a key advantage here. The property is under a mile from the local train station, providing straightforward connectivity to nearby towns and the city for commuters. Families will appreciate the proximity to the local school, making the morning run a breeze.

With no onward purchase, moving into this delightful home could be swift and uncomplicated. If you are seeking village living with easy access to amenities and green space, then this property in New Hartley is not to be missed.

Arrange a viewing today to experience all this inviting home has to offer.

Council Tax Band: A

Tenure: Freehold

Price: £149,950

Property Type: Semi-detached house

Parking: Off Street

Heating: Gas

## Porch

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## Hallway



## Living Room

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## Kitchen



## Landing

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## Bedroom 1

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## Bedroom 2

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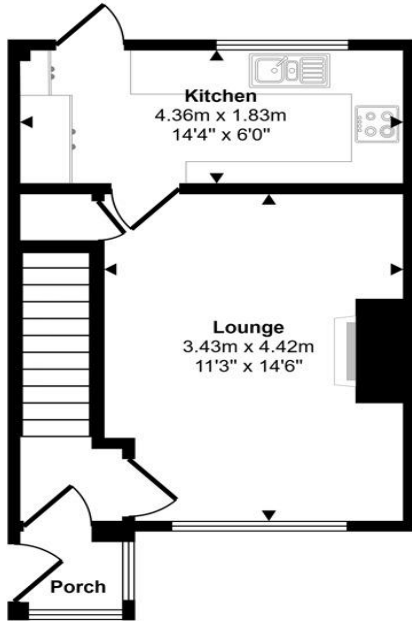
## Bathroom



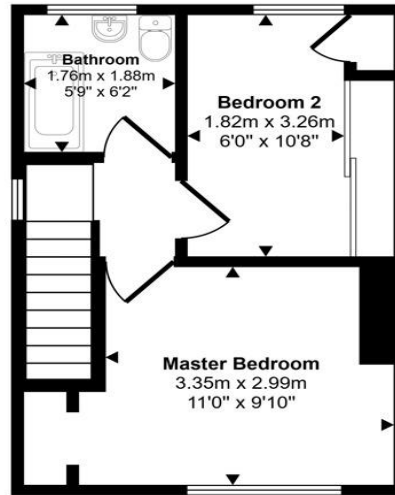
## Garden



Approx Gross Internal Area  
58 sq m / 619 sq ft



Ground Floor  
Approx 30 sq m / 320 sq ft



First Floor  
Approx 28 sq m / 299 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>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	64	
(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:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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