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Trading Places



## The Brambles, Seaton Delaval - £245,000

- Detached Family Home
- Master With En-Suite
- Dining Room
- Four Bedrooms
- Spacious Lounge
- Breakfasting Kitchen



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## The Brambles, Seaton Delaval

Trading places are delighted to bring to the market this lovely spacious four bedroom detached family house, located on a small new development 'The Brambles' in New Hartley, Seaton Delaval. Originally built by Miller Homes, the now mature development of just under one hundred houses has managed to maintain a lovely close community feel and is supported by local shopping facilities, amenities and has easy access to transport links and good local schools. The property benefits from double glazing, gas central heating, security alarm system and briefly comprises; entrance hallway with spindle staircase to first floor, cloaks/wc, spacious lounge with bay window and open through to dining room with French style doors to rear garden, breakfasting kitchen with integrated appliances and French style doors to rear garden and utility room. To the first floor there are four bedrooms (the master having en-suite shower room wc) and family bathroom/wc. Externally there are front and rear gardens, an integral garage and off street driveway parking. The property is offered with no upper chain and we highly recommend viewings - which can be arranged through our office on 0191 251 1189. Please call to arrange an appointment. EPC Rating C.

### Entrance Hallway

Double glazed panel door, radiator, wood flooring, spindle staircase to first floor, alarm panel and doors off to:

### Cloaks/wc

Low level wc, pedestal wash hand basin, radiator and extractor fan.

### Lounge (Front) 15'7 x 11' 5 (4.75m x 3.35m 0.13m)

Double glazed bay window to the front, two radiators, wood flooring, television point and open through to:

### Dining Room (Rear) 9'9 x 9' 8 (2.97m x 2.74m 0.20m)

Double glazed French style doors to the rear, radiator and wood flooring.

### Breakfasting Kitchen 16' x 10'4 (4.88m x 3.15m)

Fitted with a range of cream fronted wood wall and base units with roll top work surfaces, one and a half bowl sink and drainer with mixer taps, built in double electric oven, gas hob and extractor over, integrated dish washer, fridge freezer, tiled splash backs, double glazed window to the rear, double glazed french doors to dining area, half glazed door to side, radiator, wood flooring and door to:

### Utility Room 5' 8 x 4' 6 (1.52m 0.20m x 1.22m 0.15m)

Fitted base units with roll tops work surface, single sink and drainer, wall mounted boiler housed in wall unit, plumbed for washing machine, radiator and double glazed window to the side.

### First Floor Landing

Via spindle staircase, galleried landing, double glazed window to the side, radiator, built in storage cupboard with water tank, loft access and doors of to four bedrooms and family bathroom/wc.

### Master Bedroom (1) 14' 8 x 11' 1 (4.27m 0.20m x 3.35m 0.03m)

Double glazed window to the front, built in wardrobes, radiator and door to:

### En-Suite





Three piece suite comprising step in shower cubicle with plumbed shower, low level wc and pedestal wash hand basin, double glazed frosted window to the front, spot lighting to ceiling, extractor fan and heated towel rail.

**Bedroom (2) 11' 9 x 11' (0.28m '0.23m x 3.35m)**

Double glazed window to the rear and radiator.

**Bedroom (3) 6' x 9' (1.83m x 2.74m)**

Double glazed window to the front, radiator and built in wardrobes with sliding doors.

**Bedroom (4) 7' 4 x 8' (2.13m 0.10m x 0.20m ')**

Double glazed window to the rear, radiator.

**Family Bathroom/wc 7' 6 x 6' 4 (2.13m 0.15m x 1.83m 0.10m)**

Three piece white suite comprising panelled bath with mixer shower taps, pedestal wash hand basin and low level wc, double glazed frosted window to the rear, spot lighting to ceiling, extractor fan and radiator.

**Externally**

At the front of the property is a lawned garden area. There is gated side access through to the mainly lawned rear garden with high fenced boundaries providing a good level of privacy.

**Garage and drive**

Roller garage door, power and lighting. <br/>Tarmac drive providing off street parking.

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

