



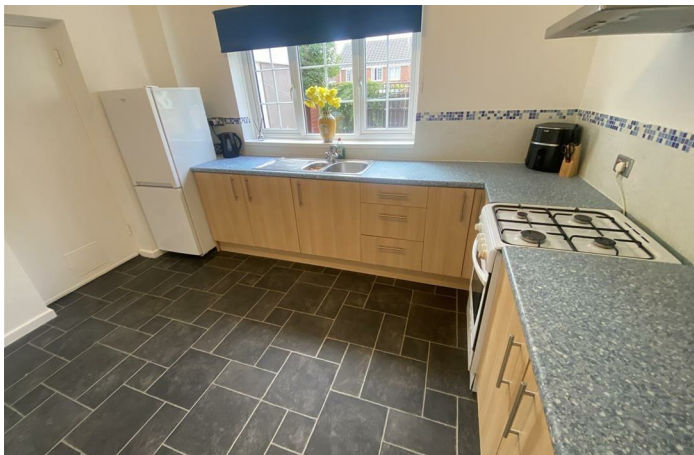
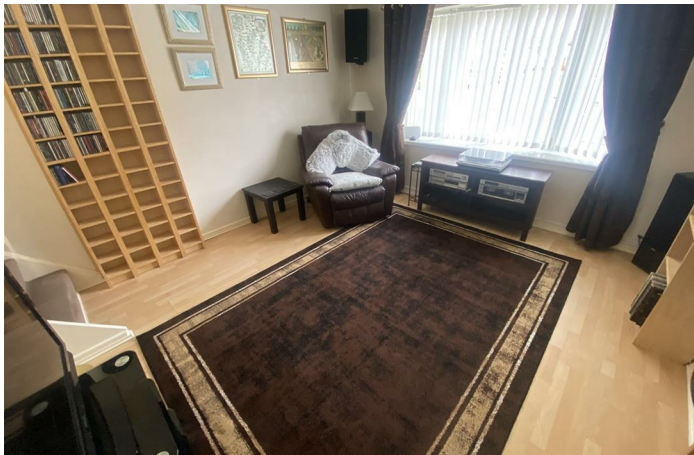
## 26 Dorchester Court

New Hartley, Whitley Bay NE25 0SS

- Semi Detached House
  - Living Room
- Ground Floor Wet Room
- Family Bathroom/w.c.
  - No Upper Chain
- Lovely Location
- Dining Kitchen
  - 2 Bedrooms
- Front & Rear Gardens
- Viewing is Recommended

**£165,000**





Conveniently located in the charming area of Dorchester Court, New Hartley, this semi-detached house presents an excellent opportunity for first-time buyers. The property is situated to nearby local amenities, making it an ideal choice for those seeking both comfort and accessibility. Also being sold with no upper chain.

Upon entering, you are welcomed by an entrance lobby that leads into a living room and features stairs leading to the first floor. The heart of the home is the generously sized dining kitchen, equipped with a range of wall and floor units, complemented by contrasting work surfaces. This kitchen includes a sink unit with a mixer tap, space for a cooker, extractor fan and space for a dining table and chairs. A door from the kitchen leads to a convenient wet room, which has been thoughtfully converted from the garage, still offering some storage space and direct access to the garden.

On the first floor, you will find two well-proportioned bedrooms, with the master bedroom benefiting from a built-in cupboard for additional storage. The bathroom is fitted with a white suite, featuring a panelled bath with an electric shower overhead, a wash hand basin, and a low-level W.C.

Externally, the property boasts a front garden with lawn and borders, while the rear garden is fully fenced, providing a private space for relaxation. It features both a lawn and a patio area.

## Entrance Lobby

## Living Room

12'10 x 11'9

## Dining Room

12'6 x 11'3

## Wet Room

7'7 x 6'11

## First Floor Landing

## Bedroom One

12'10 x 11'10

## Bedroom Two

11'1 x 6'9

## Bathroom/w.c.

8'2 x 4'8

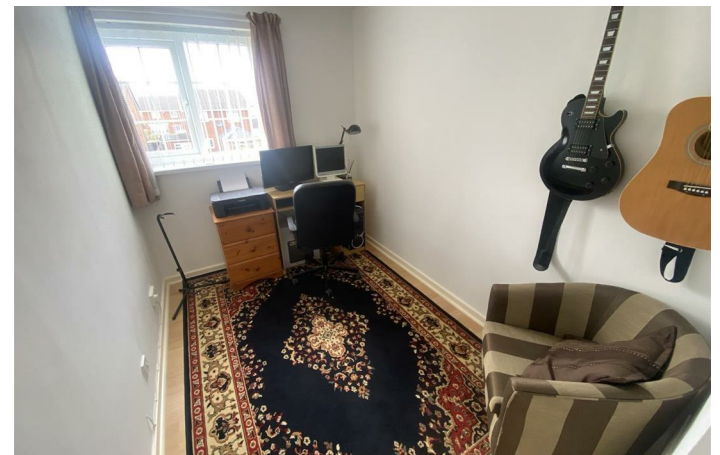
## Externally

## Disclaimer

ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. 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.

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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.







Local Authority Northumberland County Council  
Council Tax Band A  
EPC Rating D  
Tenure Freehold

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---------------------------------------------|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            | <b>85</b> |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  | <b>65</b>                  |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |



ML Estates Sales Office  
27 Avenue Road, Seaton Delaval, Tyne  
And Wear, NE25 0DT

Contact  
0191 237 60 60  
sd@mlestates.co.uk  
www.mlestates.co.uk/

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