

## 10 Devonshire Drive Holystone, Newcastle Upon Tyne, NE27 0DG

\*\* THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH \*\*

\*\* TWO BEDROOM SEMI DETACHED HOUSE \*\* FULLY REFURBISHED \*\* MODERN KITCHEN \*\*

\*\* MODERN SHOWER-ROOM \*\* SEPARATE UTILITY \*\* CONSERVATORY \*\* FREEHOLD \*\*

\*\* OFF STREET PARKING \*\* IDEAL STARTER HOME \*\* EXCELLENT TRANSPORT & ROAD LINKS \*\*

\*\* CLOSE TO AMENITIES AND SCHOOLS \*\* COUNCIL TAX BAND A \*\* EPC RATING D \*\*

Offers Over £165,000

# 10 Devonshire Drive

Holystone, Newcastle Upon Tyne, NE27 0DG



- Two Bedroom Semi Detached House
- Fully Refurbished
- Freehold
- Modern Kitchen & Shower Room
- Conservatory
- Ideal First Buy
- Excellent Road & Transport Links
- Council Tax Band A
- EPC Rating D

## Entrance

Double glazed entrance door leading to...

## Lounge

16'5" x 10'1" (5.01 x 3.08)

Double glazed window, feature media wall, radiator, double glazed French doors to conservatory.

## Kitchen

11'11" x 8'9" (3.64 x 2.68)

Double glazed window, wall and floor units with work tops over, sink, integrated oven & hob, extractor hood, breakfast bar, modern cladding, door to utility.

## Conservatory

9'10" x 9'10" (3.00 x 3.00)

Conservatory presently being used as a dining room. Access to rear garden.

## Utility

7'1" x 6'1" (2.18 x 1.86 )

Double glazed window, cupboard, double glazed door to side, counter.

## Bedroom 1

16'5" x 9'8" (5.01 x 2.95)

Double glazed windows, radiator, fitted wardrobes.

## Bedroom 2

12'0" x 10'10" (3.68 x 3.31 )

Double glazed window, sliding door wardrobes, radiator.

## Shower Room

6'5" x 5'5" (1.98 x 1.67)

Double glazed window, ladder radiator, toilet, wash hand basin, shower cubicle, modern cladding, tiling to walls.

## External

To the front off street parking, to the rear a low maintenance garden with wooden enclosure fencing and side access gate.

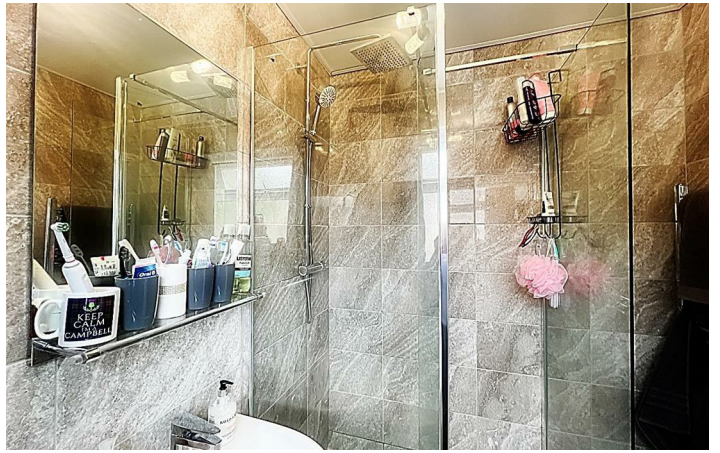
## Freehold

The property is freehold.

## Broadband

<https://www.openreach.com/fibre-checker/my-products>

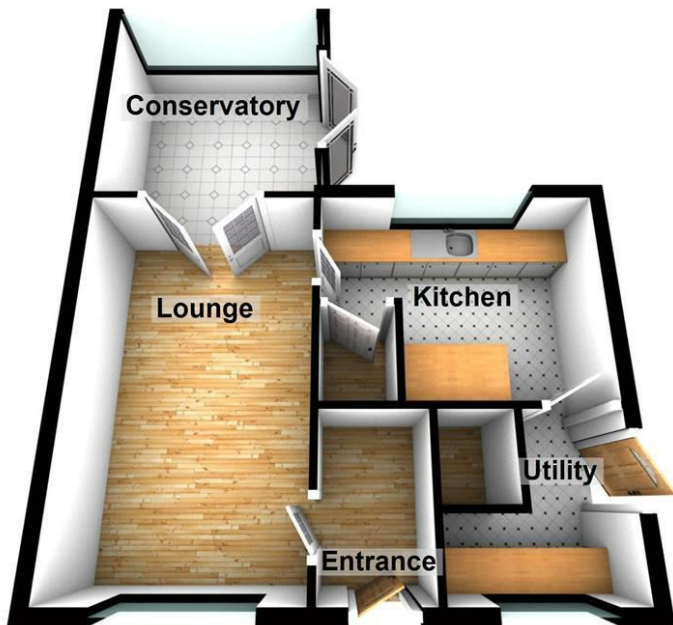




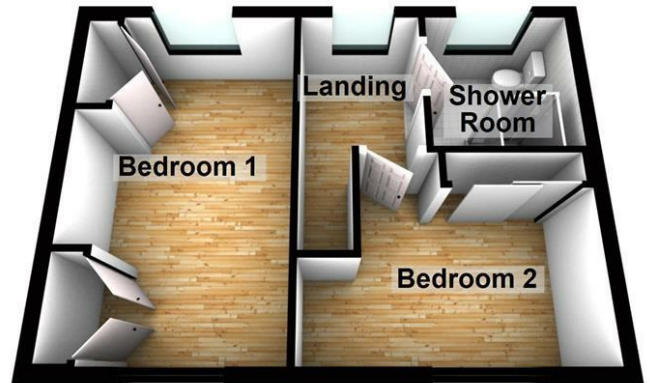


## Floor Plan

Ground Floor



First Floor



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