



Carlisle Way Holystone

- Detached
- Spacious Living
- Four Bedrooms
- Two Bathrooms
- Home Office

£ 350,000



0191 266 7788
22 Station Road, Forest Hall, NE12 9AD

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
foresthall@rmsestateagents.co.uk

Carlisle Way

Holystone

PROPERTY DESCRIPTION

Welcome to this charming 4-bedroom detached property, ideal for families, located in a convenient area in Holystone with excellent public transport links, nearby schools, and local amenities.

As you step inside, you are greeted by the neutrally decorated interior with three spacious reception rooms, each offering unique features. The first reception room boasts large windows allowing natural light to flood the space. The second reception room provides direct access to the beautifully landscaped garden, perfect for relaxing or entertaining guests. The third is currently being used as a home office.

The open-plan dining kitchen is a culinary delight, complete with a dining space and two separate utility rooms for added convenience.

The four bedrooms offer comfortable living arrangements, with the master bedroom featuring an en-suite shower room and ample space. Bedroom two and three are generously sized doubles, while the fourth bedroom, also spacious, can serve as a single bedroom or dressing room.

The property also includes a luxurious bathroom with a free-standing bath, adding a touch of elegance to your daily routine.

Don't miss the opportunity to make this lovely property your new home! Contact us today to arrange a viewing.

Living Room: 11'00" x 18'01" (into bay) - 3.35m x 5.51m (into bay)

Dining Kitchen: 12'01" (max) x 18'03" (max) - 3.68m (max) x 5.56m (max)

Conservatory: 7'04" x 8'10" - 2.24m x 2.69m

Utility Room: 9'01" x 5'04" - 2.77m x 1.62m

W.C.

Home Office: 10'07" x 8'06" - 3.22m x 2.59m

Bedroom One: 12'04" (max) x 14'04" - 3.76m (max) x 4.37m

En-suite: 5'01" x 5'02" - 1.55m x 1.57m

Bedroom Two: 11'00" x 9'05" - 3.35m x 2.87m

Bedroom Three: 9'06" x 8'11" - 2.90m x 2.72m

Bedroom Four: 7'10" x 7'08" - 2.41m x 2.33m

Bathroom: 6'03" x 6'10" - 1.91m x 2.08m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: TBC

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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 The Property Ombudsman