



Edmund Road | Holystone | NE27 0HF

Asking Price: £285,000

Presenting a wonderful detached home offering a perfect combination of style, space and convenience making it an attractive choice for professionals, couples and families alike. With nearby schools, excellent public transport links and local amenities this property has it all. A smart low maintenance front garden with double width driveway to integral garage leads you to an inviting entrance hall with guest W.C. The versatile front reception room could be used as a formal dining room or home office. To the rear there is a lovely comfortable lounge with access to the large garden ideal for alfresco dining and entertaining and an attractive well, equipped kitchen fitted with a good range of modern wall and base units completes the ground floor. A turned staircase leads upstairs which features three double bedrooms the principle is a real highlight with en suite and French doors flooding the room with natural light opening to a balcony A stylish family bathroom serves the remaining bedrooms ensuring comfort for all. An ideal choice for those looking to settle in a vibrant community, don't miss the chance to make this delightful property your own.

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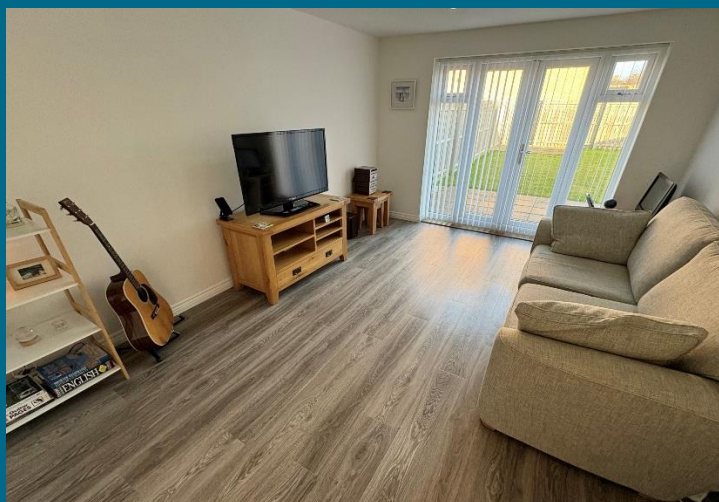
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For any more information regarding the property please contact us today

HALLWAY: Double glazed entrance door, turned staircase to first floor, radiator,

DOWNSTAIRS/CLOAKS: Low level w.c, pedestal hand wash basin, extractor fan, radiator

DINING ROOM: 10'4 x 8'6 (3.15 x 2.59) Measurements, (front) double glazed window, double radiator, modern flooring

LOUNGE: 14'1 x 10'4 (4.29m x 3.15m) Measurements (rear) double glazed French doors, double radiator, modern flooring

KITCHEN: 9'7 x 9'5 (2.92m x 2.87m) Measurements, fitted range of wall and base units, worktops, one and a half bowl sink unit with mixer tap, integrated electric oven, and Gas hob, extractor hood, plumbed for automatic washing machine and dishwasher, space for fridge freezer, part tiled walls, modern flooring, double glazed window to rear, and double-glazed door to side

FIRST FLOOR LANDING: Double glazed window to side on half landing, built in cupboard, access to roof space

BEDROOM ONE: (front) 13'4 x 10'4 (4.06m x 3.15m) Measurements into alcove, Double glazed French doors to balcony, radiator, door to;

ENSUITE SHOWER ROOM: (front) White pedestal hand wash basin with mixer tap, step in shower cubicle with bi-folding shower screen and electric shower, part tiled walls, double glazed frosted window

BEDROOM TWO: (rear) 11'7 x 9'8 (3.53m x 2.95m) Measurements, double glazed window to rear, radiator,

BEDROOM THREE: (rear) 9'8 x 8'8 (2.95m x 2.64m) Measurements. Double glazed window, radiator
Measurements. Double glazed window, radiator

BATHROOM: Pedestal hand wash basin, low level w.c, panelled bath, radiator

EXTERNAL: (front) lawned area, double width driveway to integral garage with an up and over door, lighting and electrical power points. Gated access to;
A good sized enclosed rear garden with lawn and patio area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Driveway/Garage

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: C

EPC RATING: B

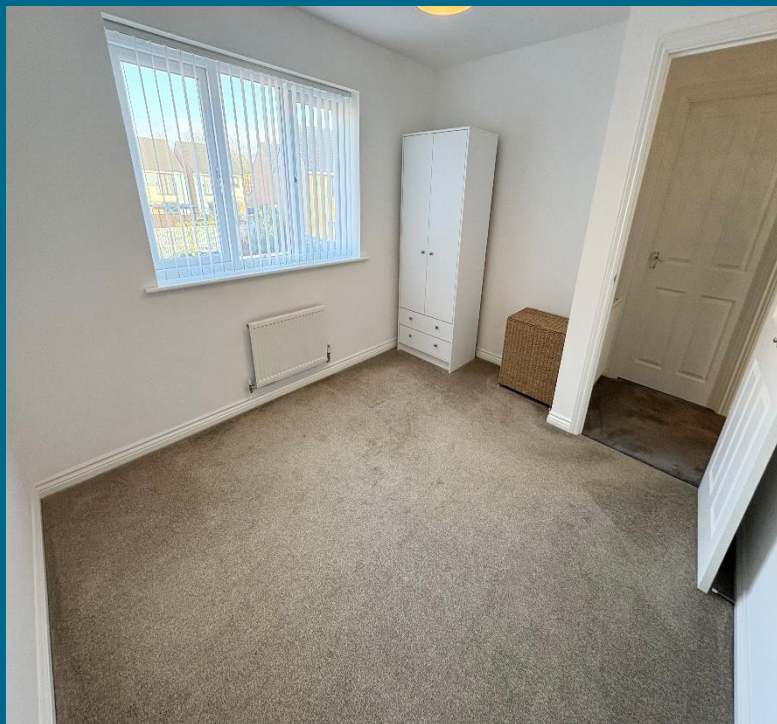
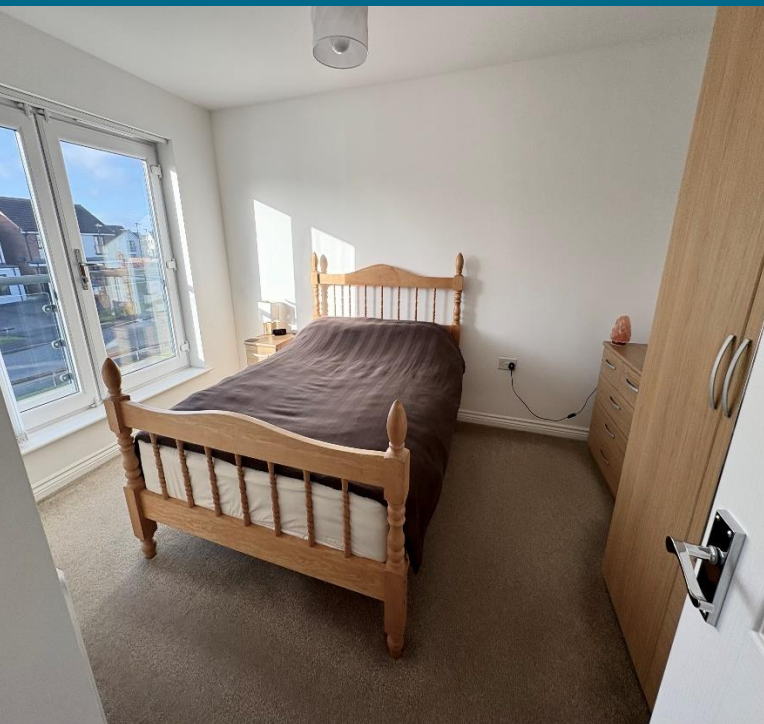
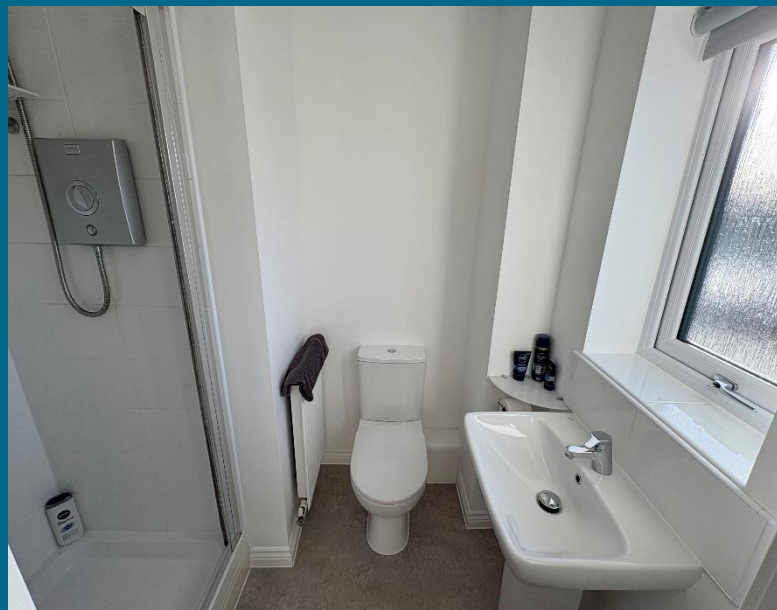
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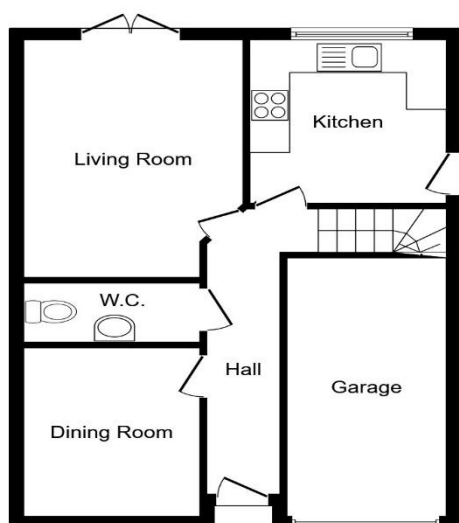
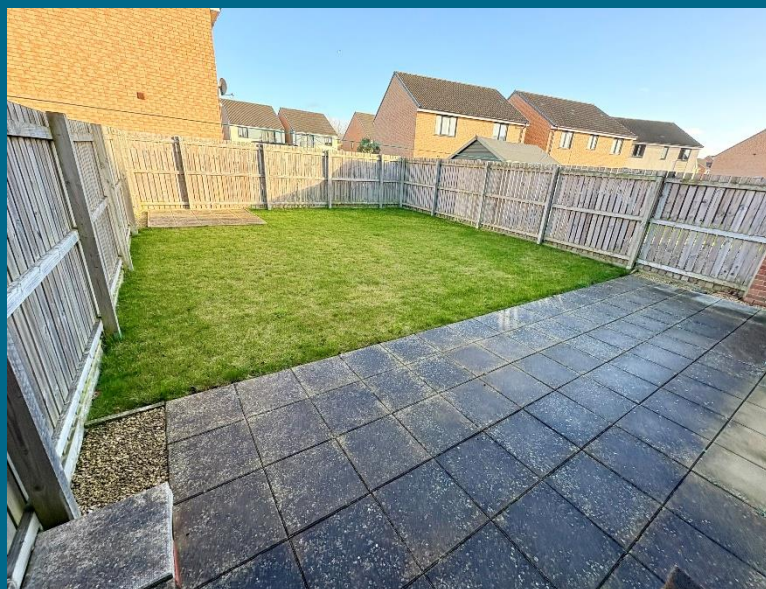
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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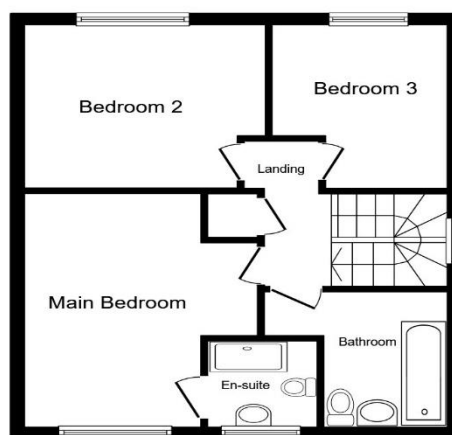
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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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.

