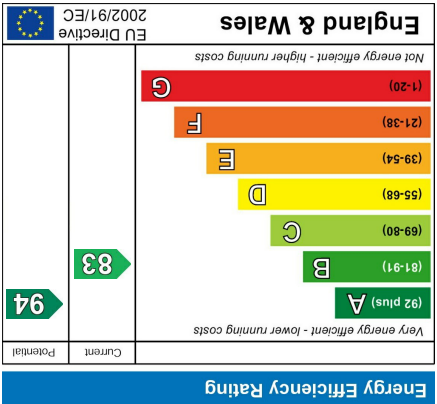


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The difference between house and home



Living Room 14'2" x 10'4" (4.34 x 3.17)

Dining Room 10'0" x 8'7" (3.06 x 2.63)

Kitchen 9'8" x 9'7" (2.95 x 2.93)

Bedroom One 13'4" x 11'1" (4.07 x 3.40)

Bedroom Two 9'8" x 11'8" (2.95 x 3.57)

Bedroom Three 9'8" x 8'6" (2.95 x 2.61)





- **Detached Home**
- **Three Bedrooms**
- **Two Reception Rooms**
- **Driveway and Garage**
- **Viewing Recommended**
- **Ideal For Families**
- **Two Bathrooms**
- **Balcony**
- **Freehold**
- **Call For More Information**



This immaculately presented, modern detached house offers the perfect blend of style, comfort, and convenience. The property is located on Edmund Road, in Holystone and is an ideal home for the growing family.

The property is perfectly positioned for ease of access to all local amenities. Families will benefit from the availability of both primary and secondary schools, while the Northumberland Park shopping centre provides a wide array of retail options just moments away. Commuters will appreciate the close proximity to the A19, and the Metro station on your doorstep means you can reach the town centre in around 20 minutes.

The property is made up of a welcoming entrance hallway, dining room, ground floor WC, lounge with French door access to the rear and a modern kitchen. To the first floor there are three bedrooms, the main featuring an en suite and French doors opening on to a balcony. There is also a family bathroom /WC. Further benefits include gas central heating and double glazing.

Externally, the property features a driveway leading to an integral garage, side gated access, and a private rear garden with lawn and patio - ideal for relaxing or entertaining.

Whether you're looking to upsize, or perhaps downsize, this property truly ticks all the boxes. A buyer pack is available, and with demand in this area exceptionally high, early viewing is essential - it won't hang around!

To arrange your viewing or for more information, please call our sales team on 0191 257 2000 today.

Tenure: The agent understands the property to be Freehold. This should be confirmed with a licensed legal representative.

Council Tax Band: C

