


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Holly Avenue, Whitley Bay NE25 9JH

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Offers Over £235,000

Nestled in the heart of Whitley Bay, this 2-bedroom semi-detached gem has undergone a thoughtful refurbishment, presenting a stylish and comfortable living experience. Its strategic location seamlessly connects you to Newcastle city centre, the serene coastline, Tynemouth, Fish Quay, reputable schools, and convenient transportation links.

Step into the central hallway, leading you to a spacious living room boasting a bay window and an inviting fireplace. The journey continues to an open-plan kitchen/dining space, where French doors beckon to a charming rear garden. The recently upgraded kitchen features chic wall and base units, complemented by integrated appliances for modern convenience.

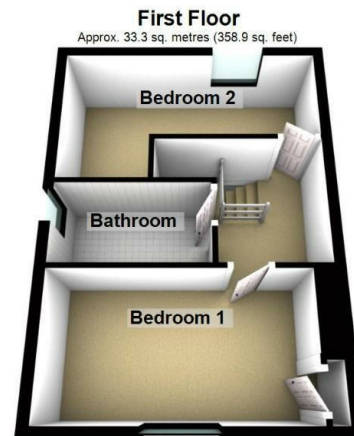
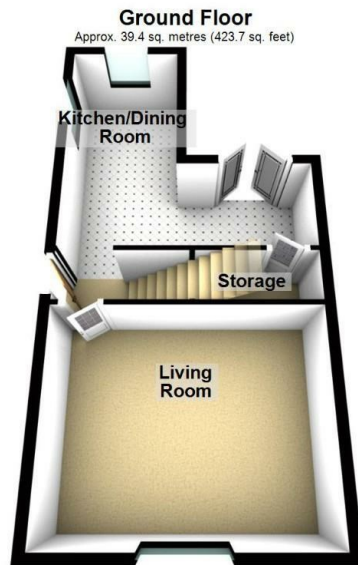
Ascend to the first floor, where two generously sized bedrooms promise practical comfort. The floor is completed by a well-appointed bathroom, providing a functional and stylish retreat. Outside, the rear garden offers a laid stone area for relaxed outdoor moments, complemented by off-street parking through a convenient driveway.

Welcome to a refined yet approachable residence, where contemporary living meets practicality, creating an inviting space to call home.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 72.7 sq. metres (782.6 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
15'11" x 12'10"


Kitchen / Dining Room
15'11" x 14'10"

Bedroom One
14'8" x 8'1"

Bedroom Two
15'11" x 9'2"

Bathroom
9'6" x 4'10"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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