

# SIGNATURE

## NORTH EAST

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





 Holly Avenue, Whitley Bay NE25 9JH

# Holly Avenue, Whitley Bay NE25 9JH

**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.

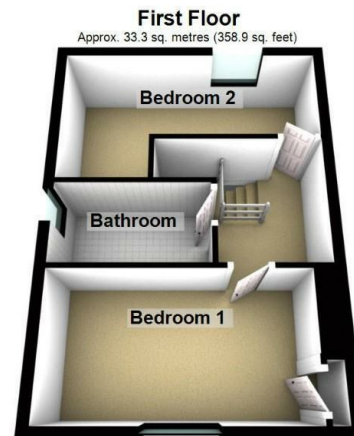
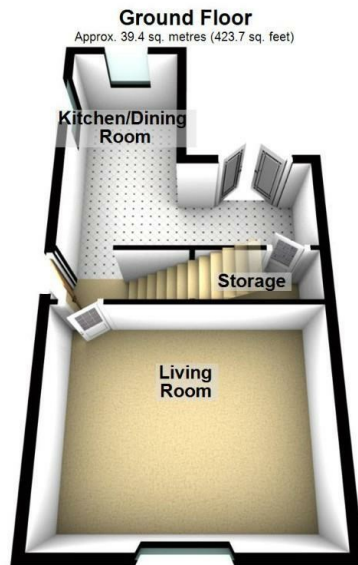
Ascend to the first floor, where two generously sized bedrooms promise practical comfort. The floor is completed by a well-appointed bathroom, providing a functional and stylish retreat. Outside, the rear garden offers a laid stone area for relaxed outdoor moments, complemented by off-street parking 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News