



25 Henshaw Grove Holywell NE25 0TT

- Extended Detached House
 - Lounge, Dining Room
- Four Bedrooms + En-suite
 - Luxury Bathroom
- Deceptively Spacious
- Must be viewed
 - Family Room
- Good Sized Kitchen
- Garage & Driveway Parking
- Gardens to front and Rear

£365,000





An excellent opportunity has arisen to purchase this deceptively spacious and well extended family home, well worthy of internal viewing to fully appreciate the size and quality of accommodation on offer, as no expense has been spared. Situated on the ever so popular "Coppergate" development. Briefly comprising entrance lobby, 14ft lounge, dining room, family room, 19ft dining kitchen. To the first floor there are four bedrooms (master with en-suite), luxury bathroom. Externally there are gardens and a driveway leading to a garage. Also benefiting from gas central heating via a combi boiler. Viewing is essential.

Entrance

Front entrance door leads into

Lobby

Laminate flooring.

Lounge

11'8 x 14'10

UPVC double glazed window to the front elevation, double panelled radiator, feature fire surround with coal effect gas fire, coving to the ceiling, laminate flooring, square arch to ..

Dining Room

10'7 x 9'5

Stairs to the first floor, laminate flooring, storage cupboard, coving to the ceiling, double panelled radiator, square arch leads to ..

Family Room

10'6 x 10'1

UPVC double glazed French doors to rear garden, laminate flooring, coving to the ceiling, recessed lighting.

Dining Kitchen

19'7 x 9'3

UPVC double glazed window to the rear elevation, UPVC double glazed door. Excellent range of wall and floor units with under unit lighting, roll top work surfaces incorporating stainless steel circular sink unit with mixer tap, gas hob, extractor, tiled splash backs, integral dishwasher and washing machine, part tiled walls and floor, space for table and chairs.

First Floor Landing

Access into loft area

Bedroom One

18'3 x 11'8

UPVC double glazed window to the rear elevation, central heating radiator, TV point, door into ..



En-suite

Comprising separate shower cubicle, low level WC, vanity circular wash hand basin with mixer tap, chrome ladder style radiator, shaver point, recessed lighting, tiled floor and splash backs, mirror, underfloor heating.

Bedroom Two

21'1 x 8'2

Spacious room, UPVC double glazed window to the rear, central heating radiator.

Bedroom Three

14'8 x 10'3

UPVC double glazed window to the front elevation, central heating radiator.

Bedroom Four

9'8 x 8'9

UPVC double glazed window, central heating radiator.

Bathroom

Double glazed window in wooden frame, Luxury suite comprising White curved Jacuzzi style bath and screen, low level WC, wash hand basin with mixer tap, tiled floor with underfloor heating, partially tiled walls, mirror.

Externally

Well enclosed garden to the rear with well stocked borders, paved patio area ideal for patio furniture. To the front is a double block paved driveway leading to garage. Open plan garden to the front.

Disclaimer

DISCLAIMER: ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

The mention of any appliances and/or services within these does not imply that they are in full and efficient working order We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..

The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.

Paragraph

OFFICE HOURS:

Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email sd@mlestates.co.uk

VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT





Local Authority Northumberland Country Council
Council Tax Band D
EPC Rating TBCC
Tenure Freehold



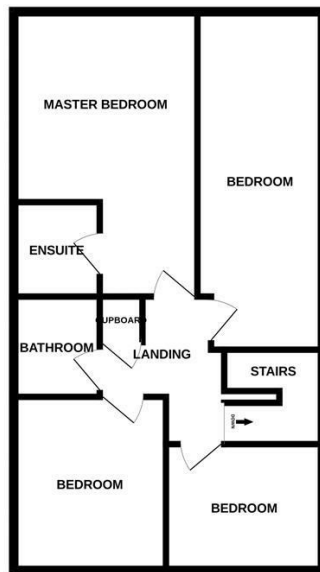
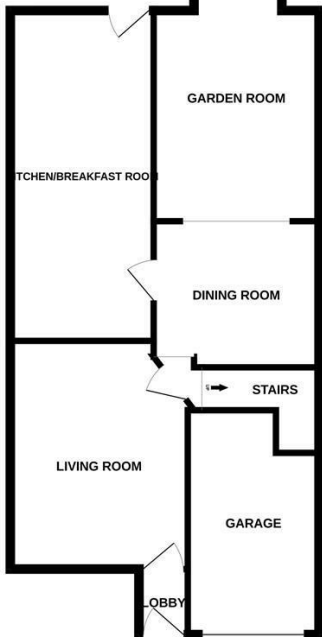
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	85

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan 100002

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