



## 12 Blanchland Drive Holywell, Whitley Bay NE25 0TY

- Superior Detached House
  - 4 Bedrooms
  - Excellent sized Living Room
  - Breakfasting Kitchen/Utility room
- Double garage with good sized driveway
- Highly sought after development
  - Cul-De-Sac location
  - Separate Dining Room
  - Family Bathroom and En-suite
- Well tended gardens to both front and rear

**£365,000**





Fabulously situated on the ever so popular Coppergate estate is this superb family detached residence, offering excellent sized accommodation in this lovely cul-de-sac, close to useful amenities making this property a perfect family home.

Briefly comprising: Reception Hallway, ground floor cloaks/wc, a good sized Living Room with patio doors opening onto rear garden, feature fireplace with gas fire, separate Dining Room, re-fitted breakfasting kitchen with a good range of wall and floor units incorporating electric hob, oven and extractor hood, space for small table and chairs, Utility room with work bench, plumbing for automatic washing machine and cupboard housing central heating boiler, door to the double garage which has access to rear garden.

To the first floor there are 4 well proportioned sized rooms, two with fitted wardrobes, master with En-suite bathroom/WC and family bathroom.

Externally there is a good sized block paved driveway leading to a double garage with light and power, lawned garden to the front. Whilst to the rear there is a lovely lawned garden mainly laid to lawn, with borders, paved patio with ample space for outdoor patio furniture.

### Entrance Hallway

### Ground Floor Cloaks

### Lounge

11'5" x 20'3"

### Dining Room

10'0" x 10'1"

### Kitchen

10'9" x 8'10"

### Utilty Room

10'9" x 8'11"

### Stairs to the first floor

### Bedroom 1

13'5" x 10'9"

Exclude robes

### En-suite bathroom

9'8" x 6'3"

### Bedroom 2

11'9" x 10'3"

### Bedroom 3

8'11" x 9'9"

### Bedroom 4

8'9" x 11'1"

### Family Bathroom

### Double garage & driveway

### 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.

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

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

### Viewings

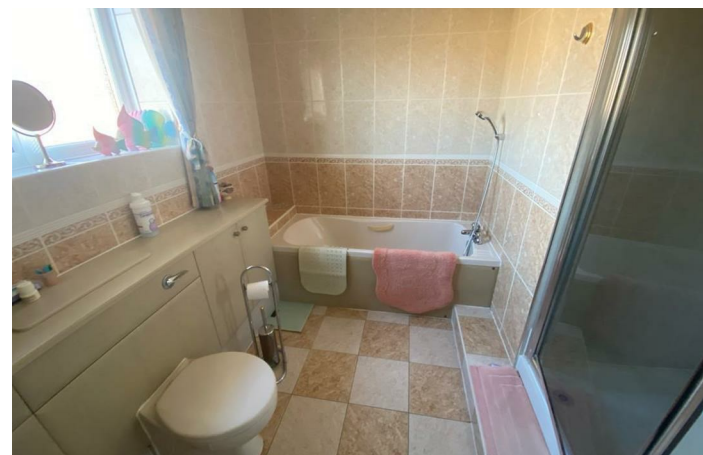
OFFICE HOURS:

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](mailto:sd@mlestates.co.uk)

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





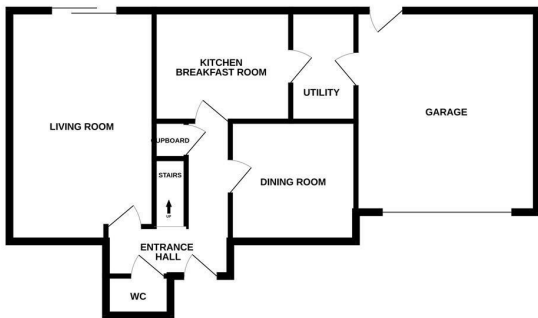
**Local Authority  
Council Tax Band  
EPC Rating C  
Tenure Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

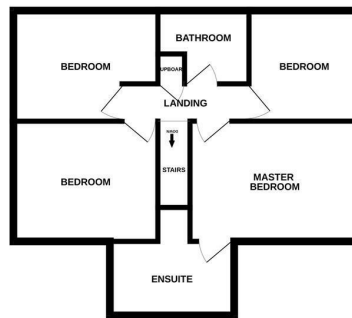
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



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. This 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 Metropix ©2024

**ML Estates Sales Office**

27 Avenue Road, Seaton Delaval, Tyne  
And Wear, NE25 0DT

**Contact**

0191 237 60 60  
sd@mlestates.co.uk  
www.mlestates.co.uk/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.