



## 13 Laurel Terrace

Holywell, Whitley Bay NE25 0ND

- Fabulous village Location
- Ground Floor Flat
  - 15Ft Lounge
  - Bathroom/WC
  - Shared rear yard
- Ideal first time buy
- Well presented throughout
  - Breakfasting Kitchen
  - 2 Bedrooms
  - Viewing is essential

Offers Over £117,000





\*\*\*\*MUST BE VIEWED\*\*\*\*

Superbly located in Holywell village is this good sized ground floor flat, close to Holywell Dene and all other local amenities. Offering excellent accommodation for first time buyers and or looking to downsize in the area.

The property briefly comprises Entrance Lobby, Reception Hallway with understairs storage cupboard, Lounge with feature fireplace, fitted kitchen with a good range of wall and floor units, gas hob and electric oven, cupboard housing central heating boiler, 2 Bedrooms, Bathroom with White suite.

Externally to the rear is a shared yard, also benefiting from gas central heating and UPVC double glazing, Viewing Recommended.





**Entrance**

Double glazed entrance door.

**Lobby**

Inner door

**Lounge**

15'7 x 12'4

**Kitchen**

16' 2 x 5'9

**Bathroom/WC**

**Bedroom 1**

12'5 x 14'3

**Bedroom 2**

12'0 x 7'2



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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