



2 Whitley Terrace

Holywell NE25 0LZ

- Investment Opportunity
- Excellent location in centre of Holywell
 - 16Ft Dining Kitchen
 - Competitive asking price
 - Ground floor Bathroom/WC
- Mid terraced home
 - 16Ft Lounge
- In need of modernisation
 - Two Bedrooms
 - No upper chain

£104,995



****INVESTMENT OPPORTUNITY****

To purchase this mid terraced house situated in the heart of Holywell Village on a lovely pedestrianised Street. Modernisation is required which is reflected in the current asking price, added advantage of No Upper Chain.

Briefly comprising Entrance Hallway, Living room with under stairs storage cupboard, Dining kitchen with some wall and floor units, door to rear yard. Ground floor Bathroom/WC comprising coloured suite of panelled bath, wash hand basin and low level WC, to the first floor there are 2 Bedrooms. Externally there is a walled garden to the front and a rear yard with storage area.

Lounge

16'3 x 14'6

Dining Kitchen

7'9 x 16'3

Ground floor Bathroom/WC

First floor

Bedroom 1

8'8 x 16'6

Bedroom 2

8'9 x 13'1

Rear Yard

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.

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

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

Local Authority Northumberland
Council Tax Band A
EPC Rating E
Tenure Freehold

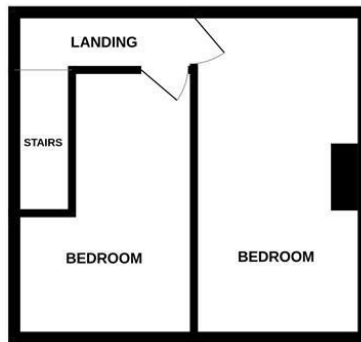
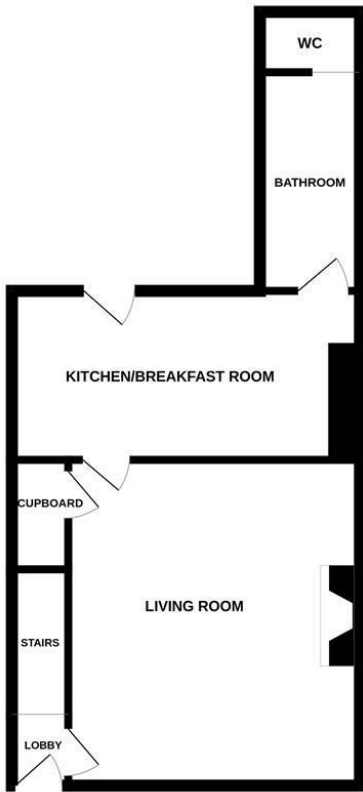
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	



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.
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