



22 Laurel Terrace Holywell NE25 0ND

- Superb first floor flat
 - 16Ft Living Room
 - Two Bedrooms
- Quality fitted Kitchen
 - Lovely Location
- Outstanding throughout
 - Dining Area
- Re-fitted Bathroom/WC
 - Rear Yard
- Ideal first time Purchase

£132,000





An excellent opportunity to purchase this spacious first floor flat in superb condition throughout, ready to move into. Internal viewing is a must to fully appreciate the property on offer.

Excellent location in the heart of Holywell village. Briefly comprising Entrance lobby with stairs to the first floor, Lounge to the rear with a beautiful multi fuel stove , square arch to the Dining Room, 2 bedrooms, Master to the front, modern re-fitted bathroom with White panelled bath with screen, vanity wash hand basin, low level WC. Externally there is a rear yard. The property also benefits from gas central heating and UPVC double glazing.



Entrance Lobby

First floor landing

Lounge

16'10 x 12'6

Dining Room

12'1 x 7'4

Kitchen

12'1 x 8'3

Bedroom 1

14'10 x 12'6

Bedroom 2

10'10 x 7'8

Bathroom/WC

9'0 x 6'7

Externally

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 contracts.





Local Authority Northumberland County Council
Council Tax Band A
EPC Rating C
Tenure Leasehold



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
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England & Wales		EU Directive 2002/91/EC	