



## 11 Valley Road

Holywell, Whitley Bay NE25 0LG

- Fabulous Location
- 14ft Living Room
- Utility Room/w.c.
- 2 Double Bedrooms
- Stunning Southerly Garden
- Holywell Village
- Re-fitted Kitchen
- Garden Room
- Family Bathroom/w.c.
- Viewing is recommended

**£189,950**







We are delighted to market this Semi Detached house situated on Valley Road in the heart of Holywell village, close to Holywell Primary School, bus routes, shops and the recently operational train station is a short drive into Seaton Delaval.

This superb property was originally a 3 bedroom therefore offering good ground floor living accommodation. Briefly comprising Reception Hallway, Living Room, refitted modern Kitchen with a good range of wall & floor units incorporating a sink unit with mixer tap, space for cooker, extractor. Utility Room with plumbing for automatic washing machine, work bench and sink unit, ground floor cloaks/w.c. Garden Room with French Doors leading to rear garden. To the first floor there are 2 double bedrooms and a good sized family bathroom comprising panelled bath, separate shower enclosure with electric shower, wash handbasin, low level w.c.

Externally to the rear is a stunning Southerly aspect garden, well stocked with lawn, purple slate & gravel and pond, storage to side area and gate.

## Reception Hallway

### Lounge

14'8 x 12'10

### Kitchen

10'9 x 8'7

### Utility Room/Ground floor w.c.

9'7 x 6'2 narrowing to 4'7

### Garden Room

9'5 x 9'4

### First Floor Landing, loft ladder, partially boarded

### Bedroom One

14'8 x 9'8

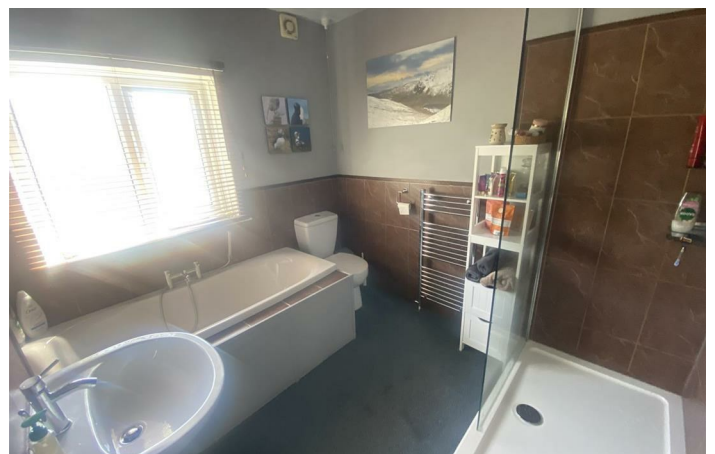
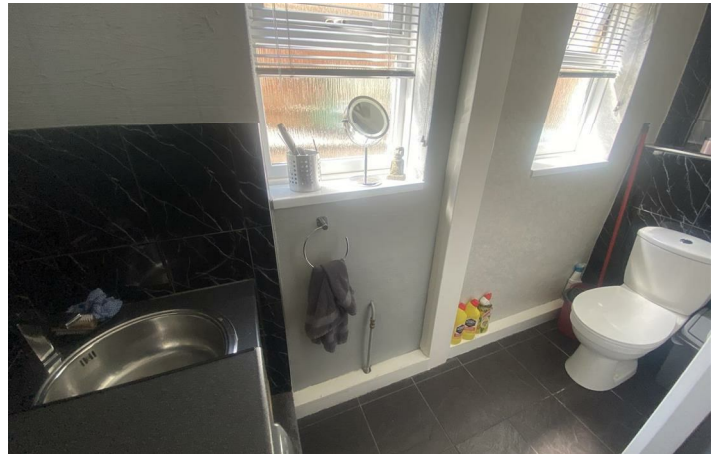
### Bedroom Two

12'0 x 9'8

### Bathroom/w.c.

8'8 x 7'10

### Externally









Local Authority Northumberland County Council  
Council Tax Band B  
EPC Rating C  
Tenure Freehold

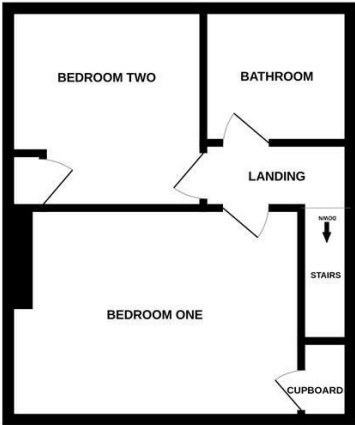
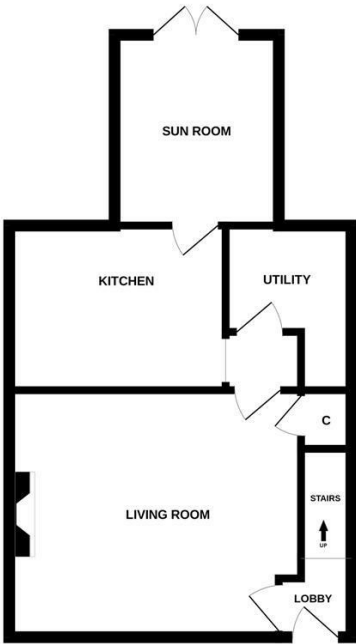
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	84
England & Wales	EU Directive 2002/91/EC	

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

FIRST 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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