



# Holly Avenue, Wellfield



Ground Floor



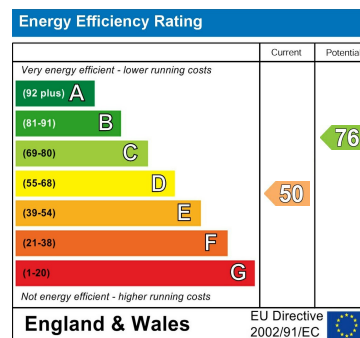
Floor 1

Approximate total area<sup>(1)</sup>  
973.43 ft<sup>2</sup>  
90.43 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Important Information**

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. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines 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.

Price Guide £235,000

## Description

BEAUTIFULLY APPOINTED TWO BEDROOM SEMI DETACHED PROPERTY WITH A GARAGE SITUATED IN WELLFIELD WHITLEY BAY

Brannen & Partners are delighted to welcome to the market this immaculate two bedroom semi detached property located within this popular residential area of Wellfield. Boasting immaculate interiors, two reception rooms, two bathrooms, South West facing garden and a garage.

Briefly comprising: Entrance hallway with stairs to the first floor. The living room is a bright and airy room overlooking the front of the property featuring an attractive fireplace with an electric fire. The dining room benefits from double doors giving direct access out to a decked patio in the rear garden, a well equipped kitchen/breakfast room has fitted wall and base units and also accesses the garden and a door to the garage.

To the first floor are two double bedrooms, one of which has an en-suite shower room with a hand basin, W.C. and heated towel rail. The main bathroom comprises a bath, hand basin and W.C. Externally to the rear is a pleasant South Westerly facing low maintenance garden with decked patio and gravelled area. To the front is a garden and a garage.

Situated within a highly regarded and mature residential area of Wellfield with convenience of access to local amenities including shops, schools and transport links into the City of Newcastle.

## Entrance Hallway

**Living Room**  
14'2" x 14'0"

**Dining Room**  
10'7" x 10'1"

**Kitchen/Breakfast Room**  
15'10" x 10'2"

**Bedroom One**  
14'3" x 9'8"

**En-suite**  
9'7" x 3'1"

**Bedroom Two**  
10'10" x 8'0"

**Bathroom**  
6'2" x 5'10"

## Externally

To the rear is a pleasant South Westerly facing low maintenance garden with decked patio and gravelled area.

To the front is a garden and a garage.

