



Holywell Avenue | Holywell Village | NE25 0LE

**£180,000**

A beautiful, semi-detached family home located in this wonderful semi-rural village. Enjoying fabulous views towards Holywell Dene to the rear, gorgeous walks and a sought after sunny aspect to the rear garden. Holywell Village has an excellent local school, bus routes, shops and the recently operational train station is a short drive into Seaton Delaval. This fabulous home is spacious and well-presented throughout with an entrance lobby, light and airy lounge with feature fireplace and gas, living flame fire, stylish family dining kitchen with integrated appliances opening into the lovely conservatory which overlooks and opens out to the garden area. Spacious landing area, two double bedrooms, the rear bedroom with panoramic views, contemporary family bathroom with shower. This gorgeous home affords a rare opportunity to purchase an affordable property with such a stunning aspect!

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For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

ENTRANCE LOBBY: radiator, staircase up to the first floor, door to:

LOUNGE: (front): 12'5 x 11'9, (3.78m x 3.58m), into alcoves, attractive feature fireplace with gas, living flame fire, radiator, door to:

DINING KITCHEN: 16'6 x 10'2, (5.03m x 3.10m), a stylish family dining kitchen incorporating a range of base, wall and drawer units, contrasting worktops, integrated electric oven, gas hob, cooker hood, integrated washing machine and fridge, single drainer sink unit with mixer taps, cornice to ceiling, tiled splashbacks, radiator, storage cupboard, combination boiler, double glazed door providing access to the side garden, laminate flooring, open to:

CONSERVATORY: 14'8 x 9'8, (4.47m x 2.95m), fabulous conservatory with beautiful views over the garden and towards the Dene, double glazed French doors, laminate flooring

FIRST FLOOR LANDING AREA: loft access, which we understand is approximately three quarters boarded for storage purposes, double glazed window, door to:

BEDROOM ONE: (front): 16'7 x 10'0, (5.05m x 3.05m), plus recess, into alcoves, radiator, double glazed window

BEDROOM TWO: (rear): 10'0 x 8'4, (3.05m x 2.54m), beautiful views, radiator, double glazed window

BATHROOM: 6'2 x 6'0, (1.88m x 1.83m), a contemporary and stylish family bathroom, showcasing, curved bath, electric shower, floating sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls and floor, towel radiator, double glazed window

GARDEN: a gorgeous rear garden with patio area, lawn, shed, side area and gated access to the front garden, gated access from the rear garden out to the fields

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: On street

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

## COUNCIL TAX BAND: A

## EPC RATING: TBC

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## FLOORPLAN TO FOLLOW

## EPC RATING TO FOLLOW

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

