



Valley Road, Holywell Village, NE25 0LG

£170,000

Enjoying a fabulous location in the gorgeous Holywell Village, with the beautiful Dene and walks on your doorstep, local shops, village centre, eateries and amenities close by! There is a delightful open aspect to the rear of the property with an enclosed garden, shed and side patio. Entrance hall, well presented lounge with attractive feature fireplace and electric fire, contemporary and stylish family breakfasting kitchen with integrated appliances and door out to the garden area. First floor landing, two double bedrooms, both bedrooms with fitted storage, stunning, re-fitted family bathroom with shower and forest waterfall spray. A fabulous family home in such a lovely location! You'll need to be quick with this one!

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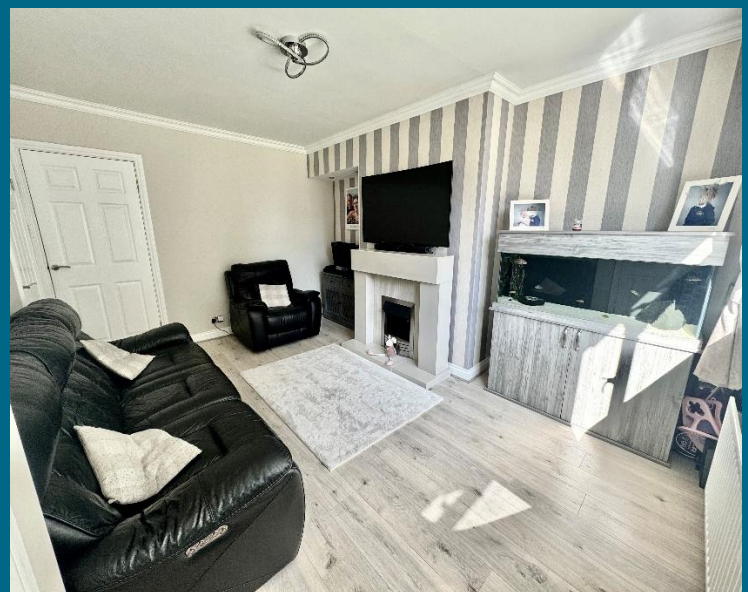


DOUBLE GLAZED ENTRANCE DOOR: into

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

LOUNGE: (front) 15'9 x 11'4 (4.80m x 3.45m) into alcoves, attractive feature fireplace with modern electric fire, radiator, double glazed window, under-stair storage cupboard, coving to ceiling, through to:

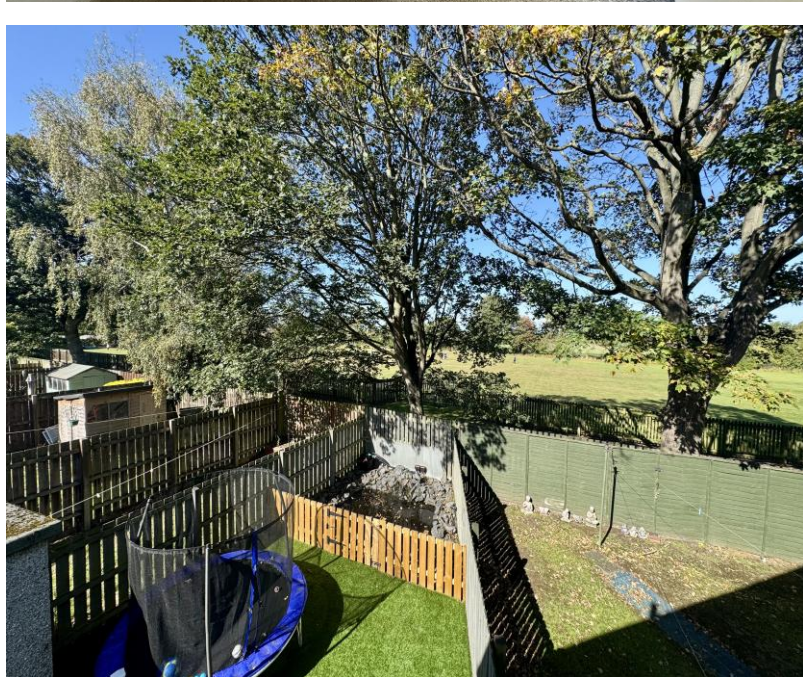
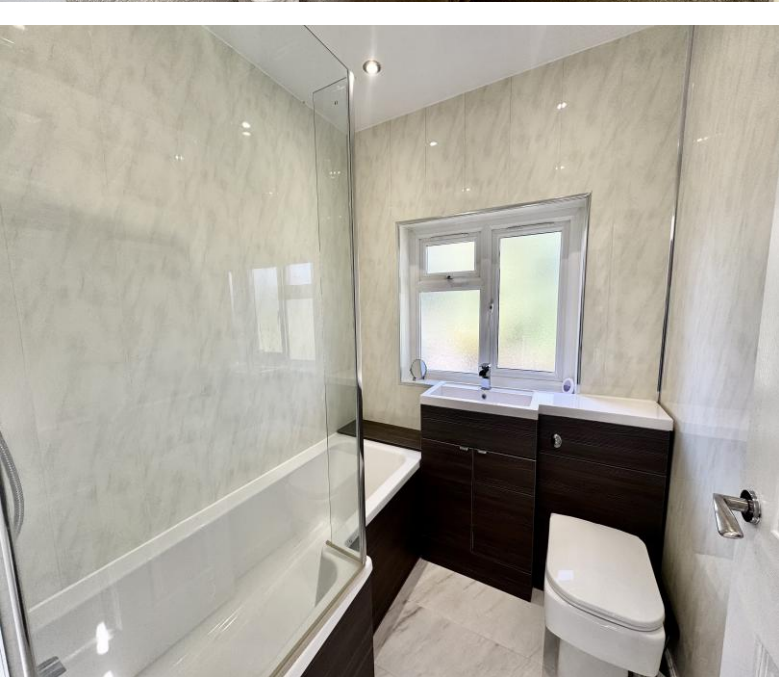
BREAKFASTING KITCHEN: (rear) 14'8 x 6'1 (4.47m x 1.85m) a stylish and contemporary range of base, wall, and drawer units, co-ordinating worktops, integrated electric hob, one and a half bowl sink unit with mixer taps, panelling and spotlights to ceiling, plumbing for automatic washing machine, radiator, double glazed window, pantry cupboard, double glazed door out to the rear garden, laminate flooring



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FIRST FLOOR LANDING AREA: double glazed window, loft access, door to:

FAMILY BATHROOM: 6'2 x 6'0, (1.88m x 1.83m), stunning, contemporary, re-fitted family bathroom, showcasing, "L shaped" bath, chrome shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, fully panelled walls, panelled ceiling with spotlights, double glazed window, radiator

BEDROOM ONE: (front): 11'1 x 8'3, (3.38m x 2.52m), maximum measurements, storage cupboard, radiator, double glazed window

BEDROOM TWO: (rear): 12'4 x 10'6, (3.76m x 3.20m), radiator, double glazed window, storage cupboard

EXTERNALLY: Enclosed and private rear garden with delightful open aspect. With artificial lawn, secured pond area, side patio and gated access through to the front. Outhouse providing useful storage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

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

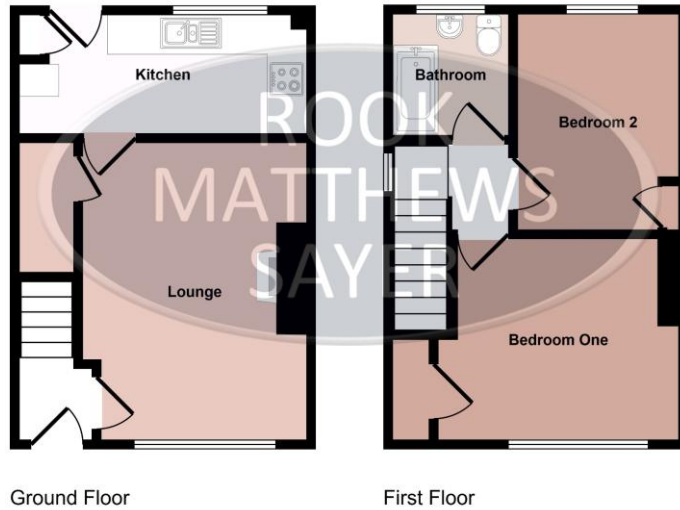
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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.

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