

# BRUNTON

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RESIDENTIAL



**TILLMOUTH AVENUE, HOLYWELL, NE25**

Offers Over £185,000

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**\*\*PRICED TO REFLECT FULL MODERNISATION THROUGHOUT\*\*** Great Semi-Detached Family Home Boasting an Open Plan Lounge/Diner, Kitchen/Breakfast Room plus Utility, Three Bedrooms, Family Bathroom plus WC, Off Street Parking & Integral Garage with Delightful South Facing Lawned Rear Gardens & No Onward Chain!

This great, semi-detached family home is ideally located on the desirable Tillmouth Avenue, Holywell. Tillmouth Avenue, which is tucked just off from Laurel Terrace and Elsdon Avenue, is perfectly placed just a short walk from the shops, amenities and transport links of Holywell, as well as the further amenities of Seaton Delaval.

Seaton Delaval Railway Station is also placed just a short walk away, providing excellent rail links into Newcastle City Centre and throughout the region.

The property is also positioned just a short walk from the delightful Holywell Dene and outstanding local schooling, with access to further countryside walks leading to the wonderful north east coast line, including Seaton Sluice Beach and Collywell Bay.

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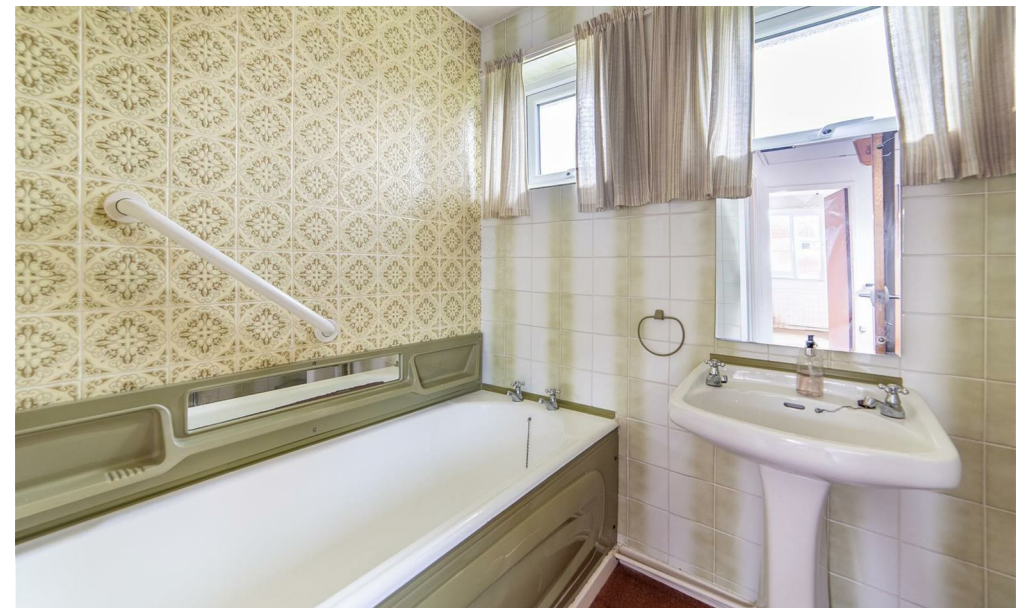
The internal accommodation comprises: an entrance porch leading into the main hallway with staircase rising to the first-floor landing and a useful storage cupboard. Positioned to the left-hand side is a generous open plan lounge/dining room, spanning the full depth of the property, providing ample space for both seating and dining furniture and benefiting from excellent levels of natural light.

To the rear of the hallway is the kitchen/breakfast room, fitted with a range of wall and base units and offering space for informal dining. The kitchen leads through to a useful utility room which in turn provides access to a ground-floor WC. The property further benefits from an attached/integral garage, offering excellent storage and parking provision.

To the first floor, the landing provides access to three bedrooms, the family bathroom and a separate WC. The principal bedroom is a well-proportioned double room with build-in cupboards, whilst the second bedroom also offers generous double accommodation. The third bedroom provides flexible accommodation and could equally serve as a nursery, home office or dressing room. The family bathroom is fitted with a bath and wash hand basin, with the separate WC positioned adjacent.

Externally, the property benefits from driveway parking leading to the integral garage. The rear gardens are south facing providing outdoor space well suited to family living, gardening and entertaining. The front garden is also laid to lawn with off street parking to the side.

Priced to reflect full modernisation throughout and offered to the market with vacant possession, early viewings are deemed essential.



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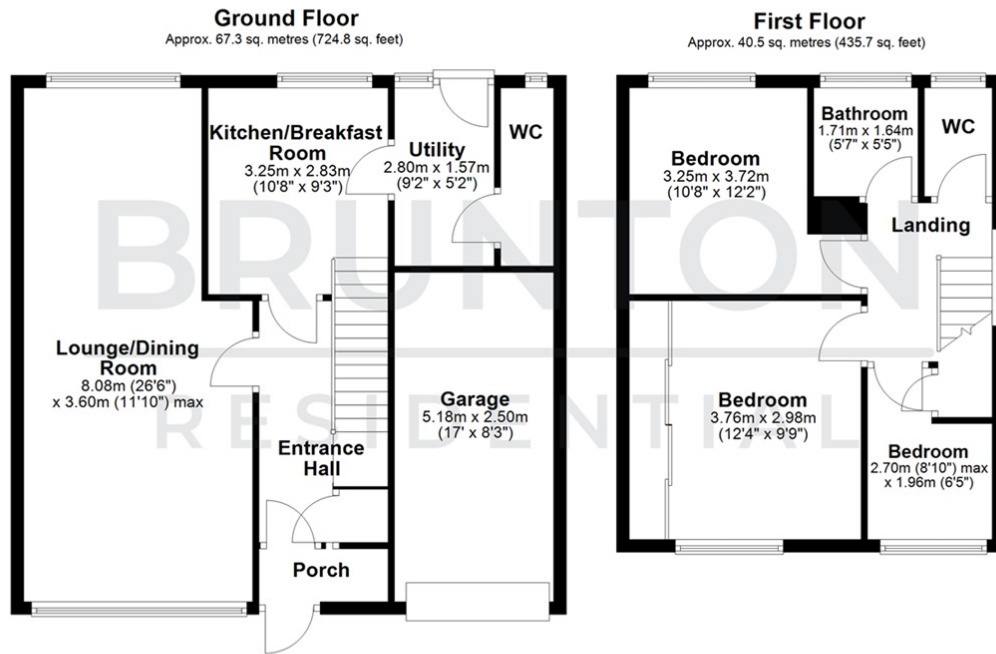
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TENURE : Freehold

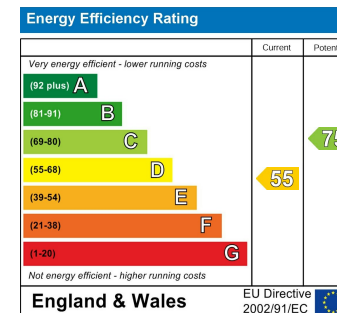
LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : B

EPC RATING : D



Total area: approx. 107.8 sq. metres (1160.5 sq. feet)



England & Wales

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