



4 Wallridge Drive

Holywell, Whitley Bay NE25 0NL

- Semi Detached Bungalow
 - Extended Kitchen
 - Family Bathroom/w.c.
 - Driveway & Garage
 - No upper chain
- 2 Reception Rooms
 - Utility Room
- 2 Double Bedrooms
- Gardens to front & rear
- Viewing is Recommended

£265,000





Nestled in the highly sought-after Holywell area of Whitley Bay, this charming semi-detached bungalow on Wallridge Drive offers a delightful blend of comfort and convenience. With no onward chain, this property presents an excellent opportunity for those looking to settle in a vibrant community.

Upon entering, you are greeted by a welcoming reception hallway with loft access with fitted ladder into loft, living room complete with a feature fireplace and an electric fire, perfect for cosy evenings. The separate dining room provides an ideal space for dining table and chairs. The bungalow boasts two generously sized double bedrooms, both with fitted wardrobes, bathroom with panelled bath with mains shower over, wash handbasin and low level w.c.

There is an extended kitchen which is well equipped with a good range of wall and floor units, complemented by contrasting worktops that incorporate a sink unit, electric hob and oven and extractor, with access to the rear garden, making it easy to enjoy outdoor dining or to simply bask in the sun.

Additional conveniences include a utility room with plumbing for an automatic washing machine, a second W.C., and access to the garage, which features an up-and-over door, light, and power.

There is a garden to the front and a long driveway providing off-street parking. The rear garden enjoys a sunny aspect, featuring established borders and a patio area, perfect for enjoying the outdoors.

This bungalow is deceptively spacious and offers a quality of accommodation that must be seen to be fully appreciated. Viewing is strongly recommended to explore all that this lovely home has to offer in a prime location.

Reception Hallway

Living Room

14'2 x 10'9

Dining Room

9'11 x 8'7

Kitchen

15'4 x 6'0

Utility Room

7'4 x 4'11

Second W.C.

4'5 x 2'8

Bedroom One

12'1 x 9'11

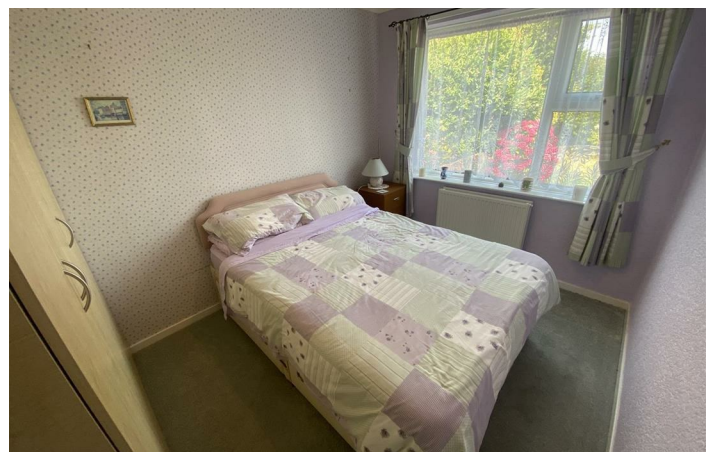
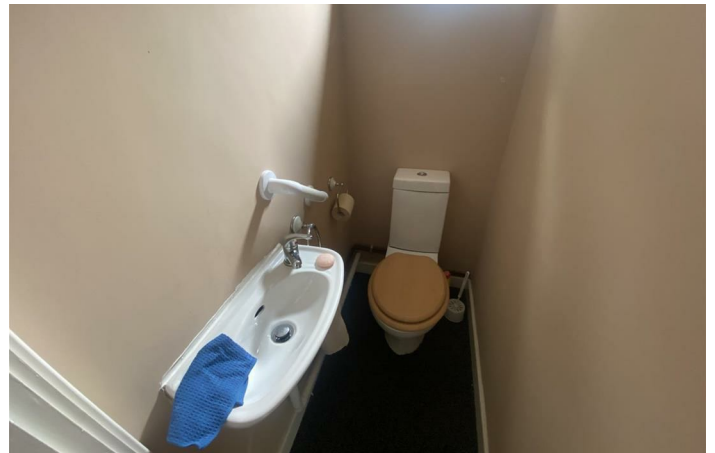
Bedroom Two

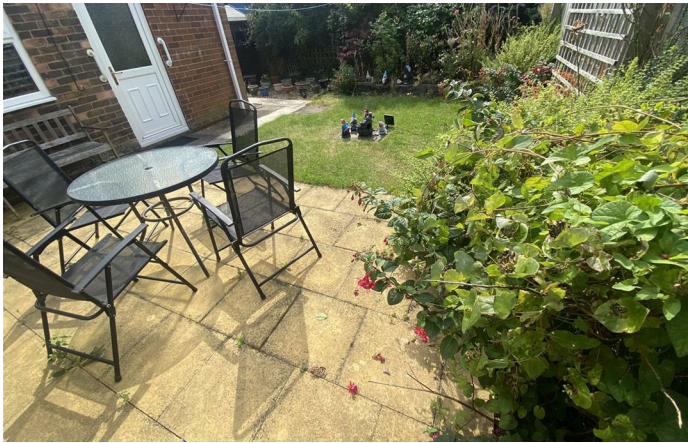
10'9 x 8'1

Bathroom/w.c.

7'6 x 6'10

Externally







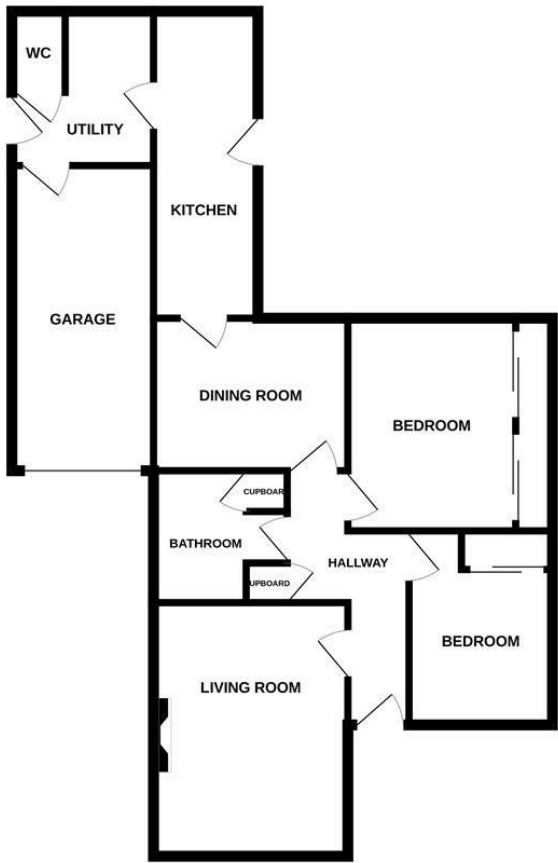
Local Authority Northumberland County Council
Council Tax Band B
EPC Rating D
Tenure Freehold

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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



GROUND 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.