

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Holly Avenue

Wallsend, NE28 6PA

Asking Price £95,000



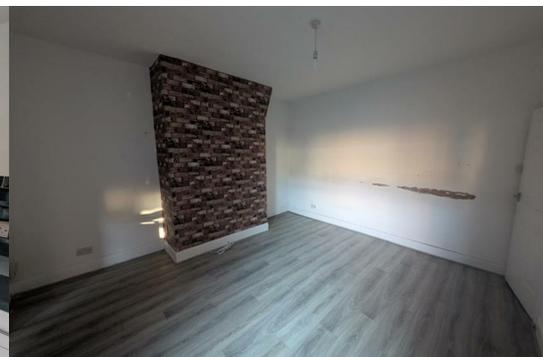
\*\*\*Notice Of Offer

Property Address: 21 & 22, Holly Avenue, Wallsend.

We advise that an offer has been made for the above property in the sum of £137,500. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: Hunters North Shields, Cobalt Business Exchange, NE28 9NZ.\*\*\*

Pair of Flats - Freehold



#### EXTERNAL - Front

Pair of front doors opening to pavement of Holly Avenue. Small town garden.

#### LOWER - Hallway

Hallway providing access to; Bedroom One, Bedroom Two and Lounge.

#### LOWER - Bedroom One 13'9" x 15'8" (4.20 x 4.80)

Double Bedroom with bay windows facing front.

#### LOWER - Bedroom Two 8'2" x 11'1" (2.50 x 3.40)

2nd Bedroom to rear of property.

#### LOWER - Living Room 10'9" x 14'5" (3.30 x 4.40)

Lounge with window to the rear yard, leading to the:

#### LOWER - Kitchen 7'10" x 12'9" (2.40 x 3.90)

Galley-Style Kitchen with door to rear yard and leading to:

#### LOWER - Bathroom 7'2" x 6'6" (2.20 x 2.00)

Bathroom to rear of property with Bath, Basin and Toilet.

#### UPPER - Stairs Up

From Holly Avenue entrance, leading up to:

#### UPPER - Landing

L-Shaped landing providing access to; Bedroom One, Bedroom Two, Bedroom Three and Lounge.

#### UPPER - Bedroom One 12'1" x 15'8" (3.70 x 4.80)

Double Bedroom to the front of the property with bay windows to the front aspect.

#### UPPER - Bedroom Two 7'6" x 8'10" (2.30 x 2.70)

Second Bedroom to the front of the property, with window to front aspect.

#### UPPER - Bedroom Three 7'10" x 10'5" (2.40 x 3.20)

Third bedroom to the rear of the property.

#### UPPER - Living Room 12'9" x 14'5" (3.90 x 4.4)

Lounge with window to the rear yard, leading to the:

#### Upper - Kitchen 7'6" x 9'2" (2.30 x 2.80)

Galley-style kitchen with access to:

#### UPPER - Bathroom 6'10" x 6'6" (2.10 x 2.00)

Bathroom with basin, toilet and shower over bath.

#### EXTERNAL - Stairs To Yard

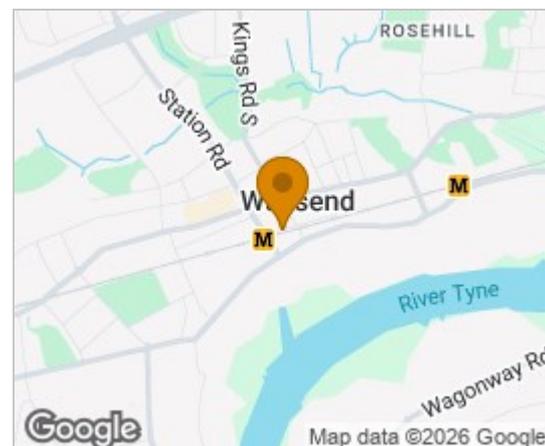
Stairs to the Rear Yard

#### EXTERNAL - SHARED YARD

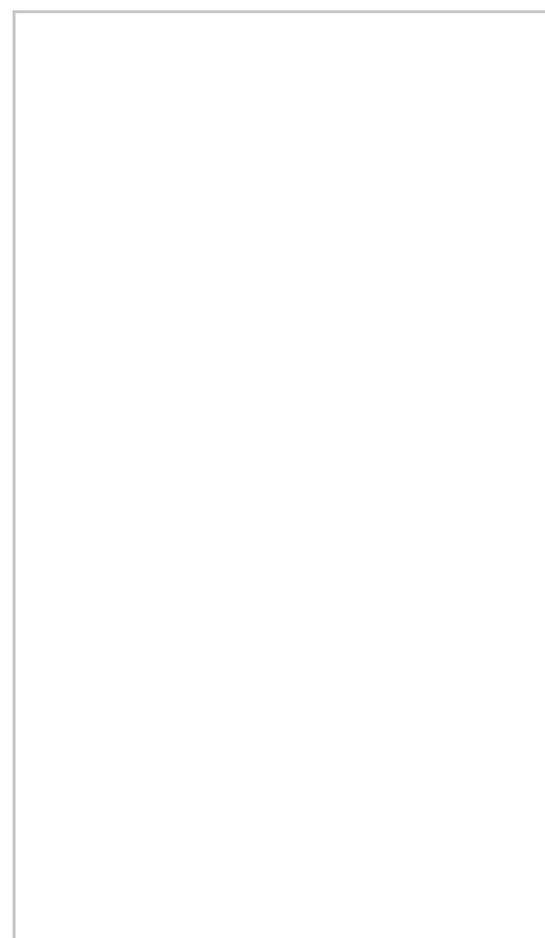
Rear Yard of Property with metal gates on to back lane.

**ALL MEASUREMENTS ARE OFFERED AS A GUIDE ONLY**

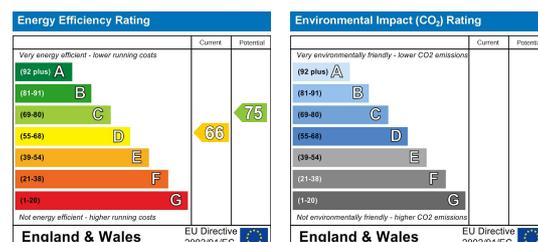
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.