



## 8 Chatham Close

Holywell, Whitley Bay NE25 0PB

- Mid Link House
- Dining Kitchen
- Bathroom w.c.
- Garage in Block
- Ideal Location
- Living Room with Stairs to f/floor
- 3 Bedrooms
- Gardens front & rear
- Holywell Dene nearby
- Viewing recommended

**£175,000**





**\*\*\*Freehold\*\*\***

Situated on the ever so popular street on Chatham Close close to Holywell Dene offering lovely walks in the area. Excellent First Time Buyer accommodation.

Early viewing is recommended of this mid link house with local amenities close by. Briefly comprising Entrance Lobby, Living Room with stairs to first floor, Dining Kitchen with a range of wall & floor units with contrasting work tops incorporating stainless steel sink unit, space for table and chairs, double French doors opening to rear garden. To the first floor there are 3 Bedrooms and Bathroom with white suite of panelled bath with electric shower and mixer shower over, wash handbasin, low level W.C.

Externally there is a lawned garden to the front, garage in block nearby. To the rear there is a further fenced garden with lawn, patio and decking area.



## Entrance Lobby

## Living Room

15'8 14'8 inc s/case

## Dining Kitchen

14'8 x 8'5

## First Floor Landing

## Bedroom One

13'1 x 8'1

## Bedroom Two

13'2 x 8'1

## Bedroom Three

8'9 x 6'0

## Bathroom/w.c.

6'0 x 5'10

## Externally

### Disclaimer

DISCLAIMER: ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

The mention of any appliances and/or services within these does not imply that they are in full and efficient working order We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..

The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.







Local Authority Northumberland County Council

Council Tax Band A

EPC Rating

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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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