FOR SALE

21 HOLYWELL DENE ROAD, WHITLEY BAY NE25 0LB
£325,000



2 BEDROOM HOUSE - SEMI-DETACHED

- TWO BEDROOM SEMI DETACHED HOUSE
- HIGHLY SOUGHT AFTER AREA WITH AMAZING VIEWS OF THE DENE
- TWO BEAUTIFULLY PRESENTED RECEPTION ROOMS
- LOVELY KITCHEN
- MODERN BATHROOM WC AND SHOWER ROOM
- FRONT GARDEN AND DRIVEWAY
- SECLUDED SOUTH FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING PENDING

VIEW PROPERTY

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
16'7 x 13'5

RECEPTION ROOM
12'6x10'5

KITCHEN
12'4 x 10

LANDING

BEDROOM
14'10 x 10'7

BEDROOM
10'1x 7'5

BATHROOM WC
7'2 x 4'11

SHOWER ROOM
5'3 x 2'9

GARAGE
17'7 x 9'6

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Situated in the highly sought after Holly Well, Whitley Bay, this beautiful two bedroom semi detached home combines period charm, generous living space and truly stunning views across the Dene. With a superb layout and peaceful, almost rural surroundings, this is a wonderful home full of warmth and character.

A welcoming vestibule leads into the entrance hallway and two spacious reception rooms. The first is full of character, featuring an attractive bay window and fireplace. The second offers a cosy log burner and flows beautifully into the garden room, where large windows and doors frame breathtaking views across the Dene, creating a light filled space perfect for relaxing and entertaining.

The homely kitchen provides a range of wall, base and drawer units, with convenient access to the garage and second reception room.

Upstairs are two generously sized bedrooms, a modern family bathroom and a separate shower room. The principal bedroom benefits from fitted wardrobes, while bedroom two is truly special, with French doors opening onto a balcony overlooking the Dene, the perfect spot to enjoy a morning coffee and the peaceful outlook. The bathroom comprises a panelled bath, pedestal washbasin and low level WC, with a separate walk in shower room.

Outside, the property offers a front garden, driveway parking and an attached garage. To the rear, a secluded south facing garden provides a private haven to relax, enjoy the sunshine and take in the exceptional views.

Holly Well is a highly desirable residential setting, prized for its tranquil, leafy surroundings, while remaining convenient for a range of shops, cafés and restaurants. Combining character, space, a superb layout and an enviable outlook, this charming home offers the best of peaceful living with everyday convenience.

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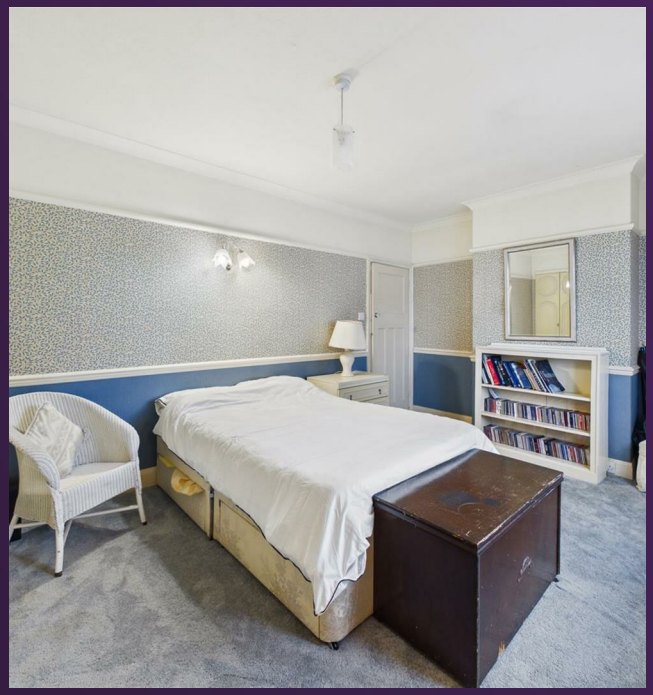




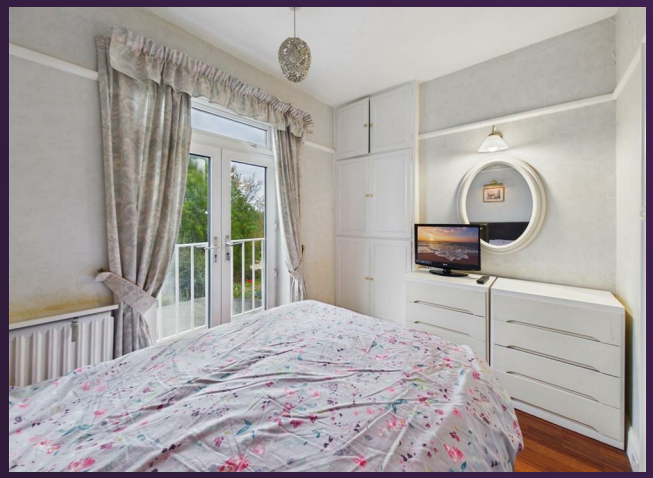


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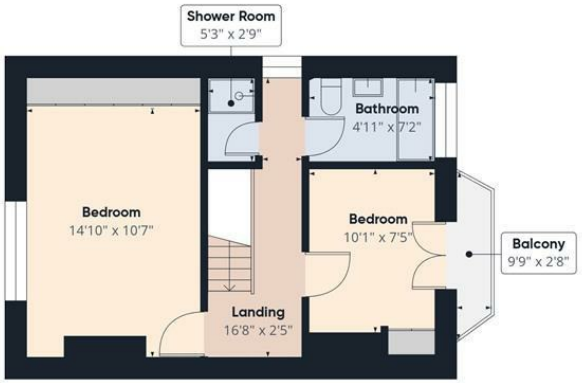
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FLOORPLAN

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Floor 0





Floor 1

Approximate total area[1]

1144 ft²

Balconies and terraces

24 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

VIEW PROPERTY

THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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