



Valley Road | Holywell | NE25 0LG

£250,00

A well-presented four-bedroom semi-detached family home situated within the popular village of Holywell. Offering spacious accommodation throughout, the property includes a generous living room with a feature fireplace containing a log burning stove, an excellent dining kitchen with shaker-style units, a bright conservatory overlooking the rear garden and a ground floor W.C. To the first floor are four well-proportioned bedrooms and a family bathroom. Externally there is a double-width driveway to the front and a beautiful South-Bast facing rear garden enjoying excellent sunshine. Ideally positioned for local schools, countryside walks, Holywell Dene, nearby coastal towns and excellent transport links.

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**FOUR BEDROOM SEMI-
DETACHED HOME**

DOUBLE-WIDTH DRIVEWAY

WELL-PRESENTED THROUGHOUT

**SPACIOUS LIVING ROOM WITH
LOG BURNING STOVE**

**SOUTH-EAST FACING REAR
GARDEN**

**MODERN SHAKER-STYLE DINING
KITCHEN**

GROUND FLOOR W.C

**EXCELLENT ACCESS TO LOCAL
SCHOOLS, COUNTRYSIDE AND
THE COAST**

For any more information regarding the property please contact us today

ENTRANCE HALL: Entrance door, radiator, staircase to first floor, understairs storage cupboard, storage cupboard, door to:

LIVING ROOM: 13'2" x 15'5" (4.01m x 4.70m) Double glazed window, radiator, feature fireplace with log burning stove, decorative coving.

GROUND FLOOR WC: 3'2" x 5'2" (0.97m x 1.57m) Low level W.C, wash hand basin, part tiled walls, double glazed window.

DINING KITCHEN: 18'10" x 7'10" (5.74m x 2.39m) Double glazed window, fitted shaker-style wall and base units, work surfaces, sink unit with mixer tap, tiled splashback, integrated cooker hood, space for cooker, plumbing for washing machine and dishwasher, radiator, ample dining space, double glazed French doors to:

CONSERVATORY: 10'11" x 12'9" (3.33m x 3.89m) Double glazed windows, double glazed French doors to rear garden, radiator.

LANDING: Double glazed window on half landing, loft access, door to:

BEDROOM ONE: 13'11" x 8'8" (4.24m x 2.64m) Double glazed window, radiator, alcove storage.

BEDROOM TWO: 12'6" x 8'9" (3.81m x 2.67m) Double glazed window, radiator, built-in storage cupboard.

BEDROOM THREE: 11'1" x 8'2" (3.38m x 2.49m) Double glazed window, radiator.

BEDROOM FOUR: 9'2" x 7'1" (2.79m x 2.16m) Double glazed window, radiator.

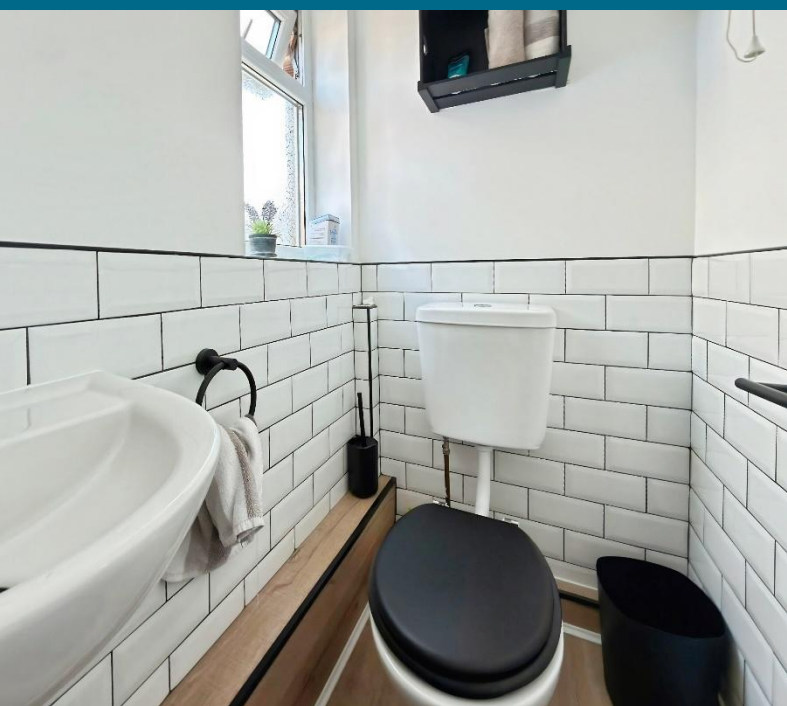
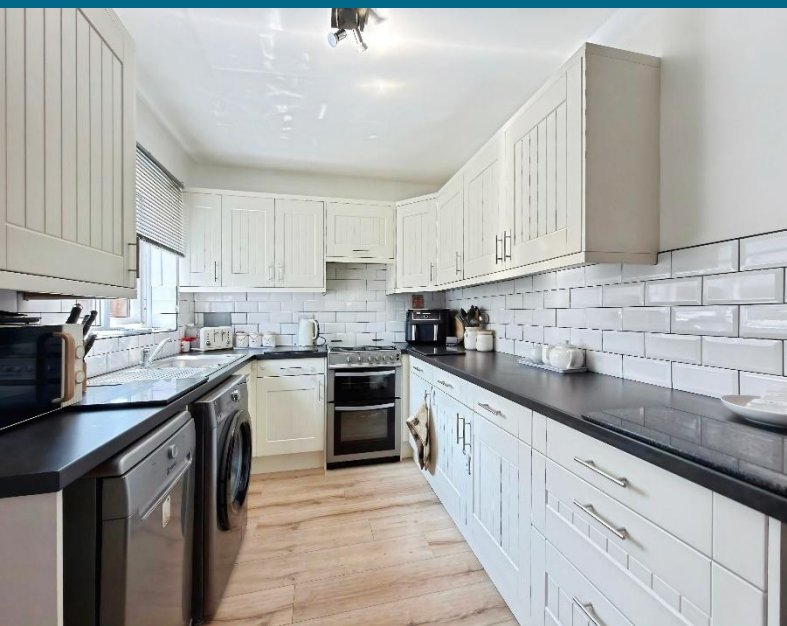
FAMILY BATHROOM: 7'11" x 4'11" (2.41m x 1.50m) Panelled bath with electric shower over, pedestal wash hand basin, low level W.C, chrome heated towel radiator, tiled walls, double glazed window.

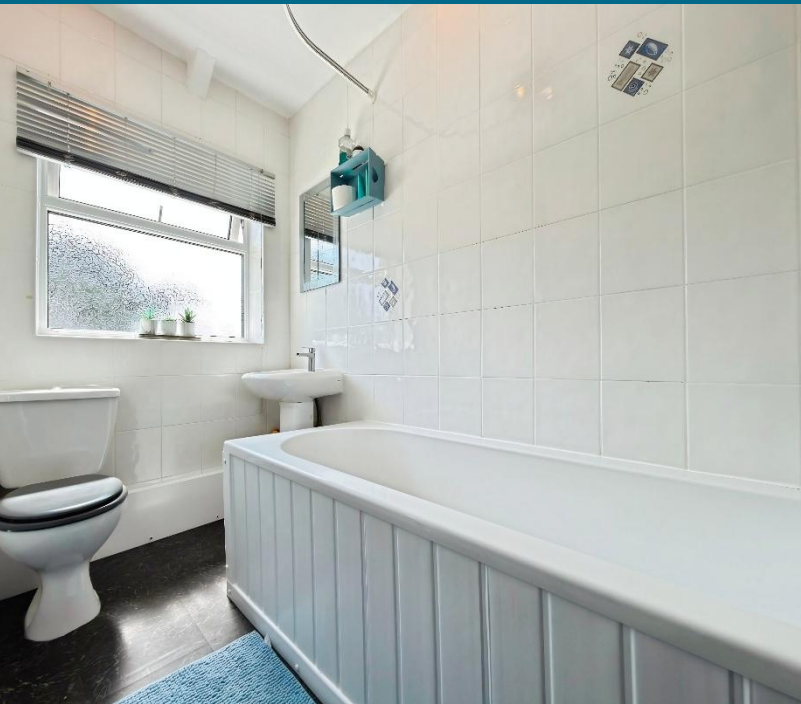
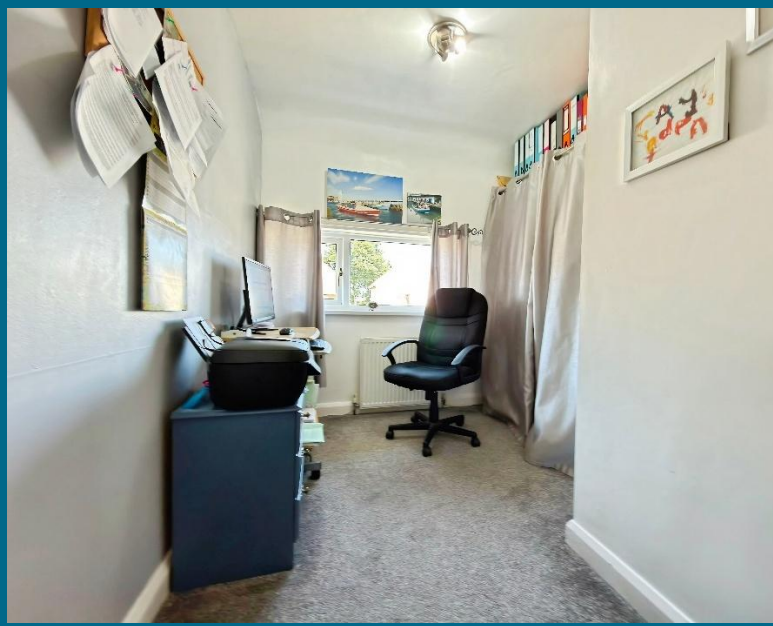
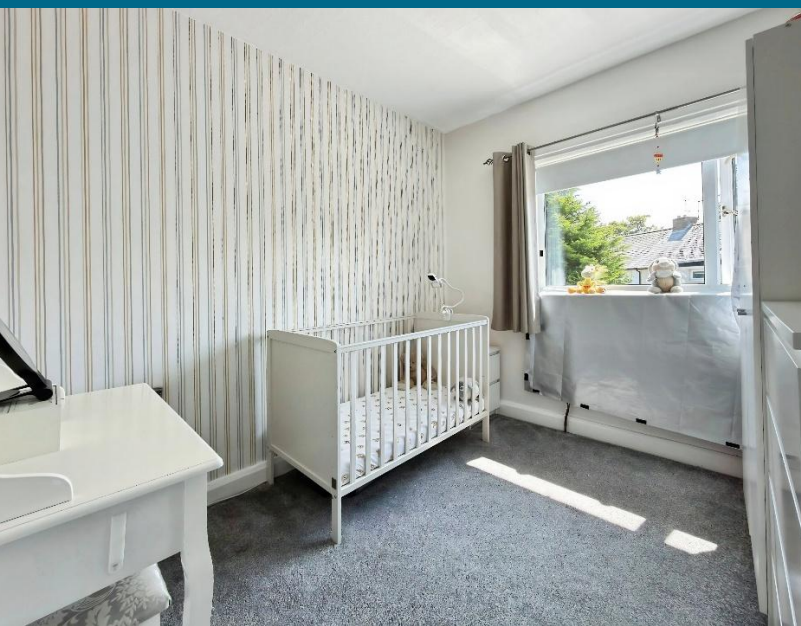
Externally: Double-width driveway providing off-street parking to the front. South-east facing enclosed rear garden offering an excellent degree of sunshine throughout the day with space for seating, entertaining and everyday enjoyment.

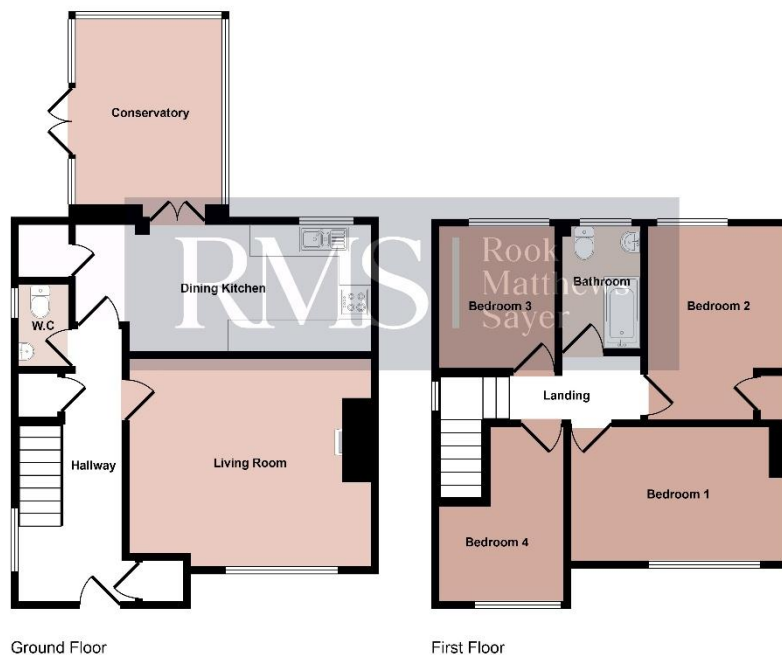
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Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The Northeast region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

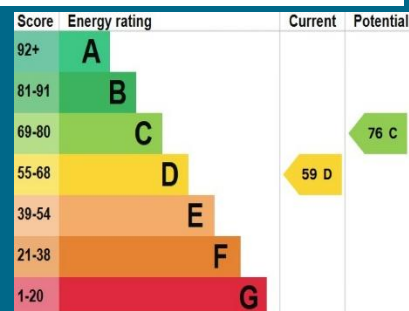
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

WB3950 TJ.DB.21.07.2026 V.1



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification checks.

Important Notes for Intentional Buyers and for the Vendors or Lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS as any authority to make or give any representation or warranty whatever in relation to this property.



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