



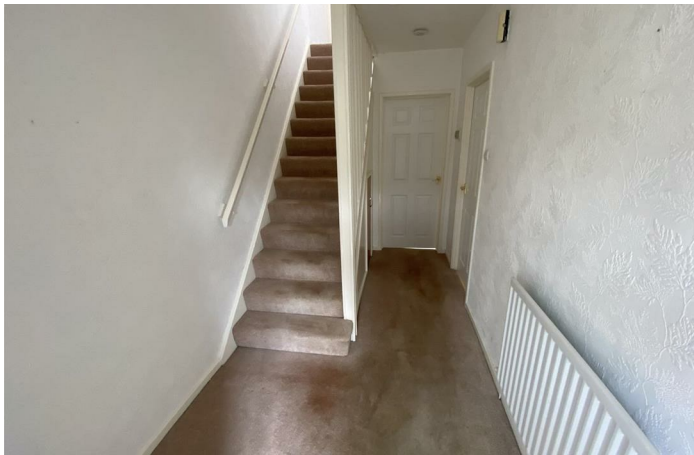
8 Hollinghill Road

Holywell, Whitley Bay NE25 0NH

- Semi Detached House
 - No Upper Chain
 - Living Room
- Fitted Kitchen/Utility
 - Garage & Gardens
- Fantastic Location
 - Ideal Family Accommodation
 - Dining Area
 - 3 Bedrooms
 - Viewing is Recommended

£229,950





Situated in the charming Holywell Village, this semi-detached house on Hollinghill Road offers a delightful blend of comfort and convenience. The property is perfect for families seeking a welcoming home.

The reception hallway leads you into a spacious lounge, complete with a gas fire with square arch to dining room, creating an inviting space for a table and chairs. The fitted kitchen is practical and functional with a good range of wall & floor units with contrasting work surfaces incorporating a sink unit, electric hob and oven, extractor, slimline dishwasher, complemented by a separate utility room that provides easy access to the rear garden. The first floor features three bedrooms, along with a refitted bathroom with white suite of panelled bath with electric shower over and screen, wash handbasin and low level w.c.

One standout feature of this property is its fantastic location. Holywell Village is a sought-after area, with local amenities just a stone's throw away. Additionally, Seaton Delaval Train Station is conveniently nearby, providing direct access to Newcastle city centre, making commuting a breeze.

The property also benefits from no onward chain. Externally, there are gardens to both the front and rear, along with a driveway leading to a garage.

This home presents excellent family accommodation in a vibrant community, making it a must-see for anyone looking to settle in this desirable area. Viewing is highly recommended to fully appreciate all that this property has to offer.

Reception Hallway

Lounge

17'5 x 11'1

Dining Area

10'10 x 8'5

Kitchen

10'8 x 8'11

Utility Room

8'7 x 8'5

First Floor Landing

Bedroom One

14'4 x 9'8

Bedroom Two

10'10 x 9'9

Bedroom Three

8'1 x 7'6

Bathroom

7'6 x 5'6

Externally







Local Authority Northumberland County Council
Council Tax Band B
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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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.