



## 12 Mortimer Terrace

Holywell, Whitley Bay NE25 0NB

- Mid Terraced House
- No Upper Chain
- Dining Kitchen
- 2 Bedrooms
- Excellent Location
- Pedestrianised Street
- Living Room with Open Fire
- Ground Floor Bathroom/w.c.
- Rear Yard
- Ideal First Time Purchase

**£180,000**



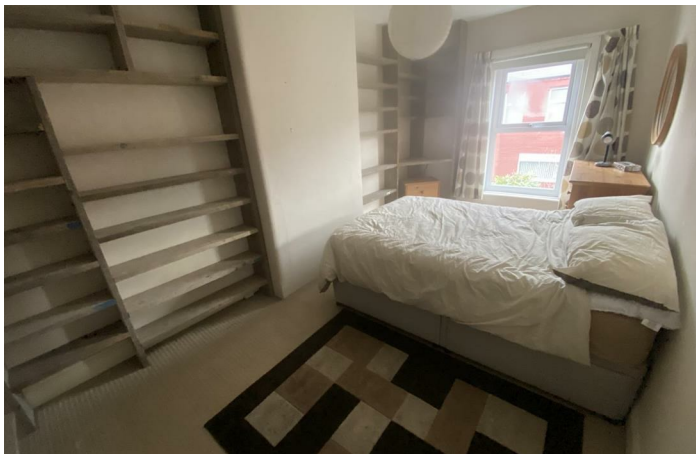


Situated in the charming Holywell Village, this delightful mid-terraced house on the ever so popular pedestrianised street on Mortimer Terrace, presents an excellent opportunity for first-time buyers. With two well-proportioned bedrooms and a comfortable reception room, this property offers a warm and inviting atmosphere, perfect for creating a family home.



The location is particularly appealing, as it is situated close to the picturesque Holywell Dene, a beautiful area ideal for leisurely walks and enjoying nature. Additionally, local amenities are conveniently nearby, including pubs and a first school, making it a practical choice for families and individuals alike.

This is an ideal opportunity for those looking to step onto the property ladder in a desirable area with the benefit of being sold with no upper chain.



Briefly comprising an Entrance Porch, Reception Hallway, 15ft, Living Room with open working fire, 16ft Dining Kitchen with a good range of wall & floor units with contrasting work surfaces, space for cooker, plumbing for automatic washing machine, under stairs storage cupboard, inner lobby area with access to Ground Floor Bathroom with panelled bath with shower, pedestal wash basin and low level w.c. To the First Floor there are 2 Double Bedrooms, access to a fully boarded convenient loft with velux window.

Externally there is a garden area to the front and yard to rear.



### Entrance Porch

### Living Room

15'0 x 14'1

### Dining Kitchen

16'10 x 7'11

### Ground Floor Bathroom

10'0 x 5'3

### First Floor Landing

### Bedroom One

15'6 x 8'11

### Bedroom Two

12'10 x 8'10

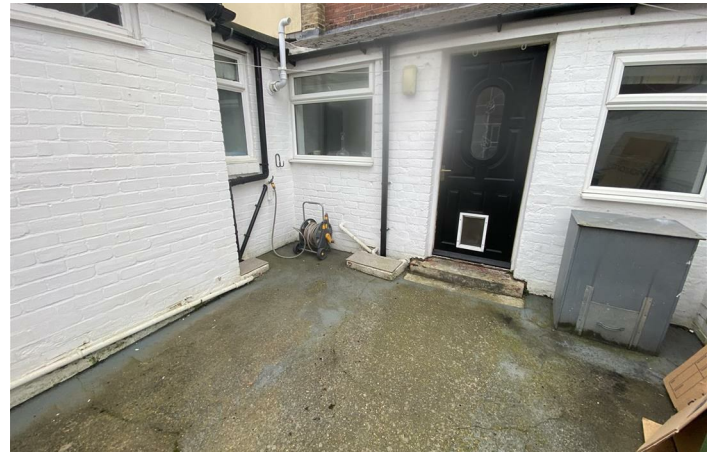
### Externally

#### Disclaimer

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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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