



7 Laurel Terrace

Holywell, Whitley Bay NE25 0ND

- Lovely ground floor Apartment
- Fantastic Location
- Two Bedrooms
- Fitted Kitchen
- Available January
- Well sized throughout
- Lounge to the rear
- Bathroom with shower over
- Shared rear yard
- Close to local amenities

£700





Internal viewing is recommended to appreciate the size of this lovely spacious flat, allowing fantastic living accommodation.

Briefly comprising: Entrance lobby, Reception Hallway, Lounge with feature fireplace, fitted kitchen with range of wall and floor units, UPVC door opening to rear yard, 2 Bedrooms, Bathroom with panelled bath and mains shower over, wash hand basin and low level Wc.

Externally there is a shared rear yard. Also benefiting from UPVC Double Glazing and gas central heating,
Available immediately



Entrance Lobby**Reception Hallway****Bedroom 1**

19'3 x 12'6

Bedroom 2

12'2 x 7'1

Lounge

12'6 x 15'6

Kitchen

12'4 x 8'6

Bathroom/WC

7'4 x 6'8

Viewings**OFFICE HOURS:**

Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email sd@mlestates.co.uk

VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT

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.

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

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

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	



ML Estates Sales Office

27 Avenue Road, Seaton Delaval, Tyne
And Wear, NE25 0DT

Contact

0191 237 60 60
sd@mlestates.co.uk
www.mlestates.co.uk/

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.