



103 Tillmouth Avenue

Holywell, Whitley Bay NE25 0NS

- Corner Plot
- Lounge to Front
- Fitted Kitchen
- 3 Bedrooms
- Gardens front, side & rear
- Semi Detached House
- Dining Room Patio Doors
- Utility Room
- Driveway/Garage
- No Upper Chain

Offers Over £225,000





Situated in the charming cul-de-sac of Tillmouth Avenue in Holywell, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Boasting a fabulous corner plot, the property offers ample scope for extension, should you wish to expand your living space in the future.

Upon entering, you are greeted by a welcoming reception hallway that leads to a good sized Living Room with gas fire with archway to a dining room with patio doors opening to rear garden. The fitted kitchen is well-equipped with wall & floor units and contrasting work surfaces incorporating stainless steel sink unit, plumbing for automatic washing machine, space for cooker, door to a generously sized utility room with ample space for further white goods, access to rear garden.

The property comprises three comfortable bedrooms, bathroom with white suite of a panelled bath with electric shower over and screen, washbasin separate low level w.c.

Outside, the driveway offers off-street parking, and a garage provides additional storage or parking options. With no upper chain, this home is ready for you to move in and make it your own.

This property is ideally situated, with easy access to local amenities and transport links. Do not miss the chance to view this lovely home in a sought-after location.

Reception Hallway

Living Room

14'2 x 11'1

Dining Room

14'3 x 8'7

Kitchen

9'1 x 8'1

Utility Room

8'11 x 8'3

First Floor Landing

Bedroom One

12'0 x 9'5

Bedroom Two

11'4 x 8'3

Bedroom Three

7'11 x 7'6 exc door recess

Bathroom

5'5 x 4'8

Separate W.C

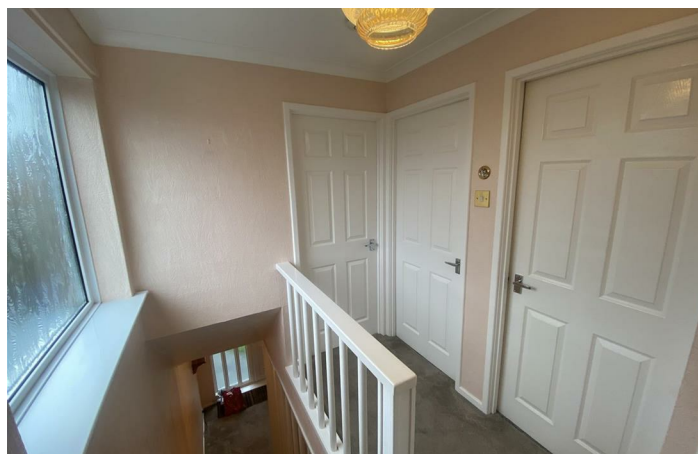
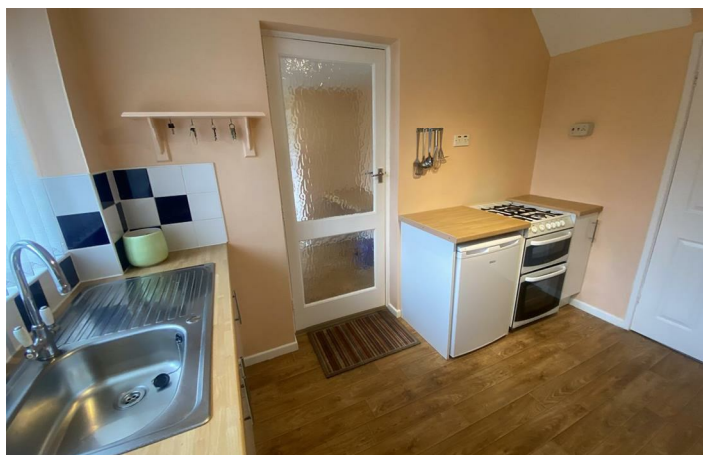
Externally

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 B
EPC Rating D
Tenure Freehold

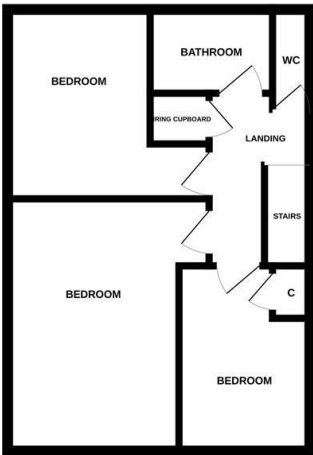
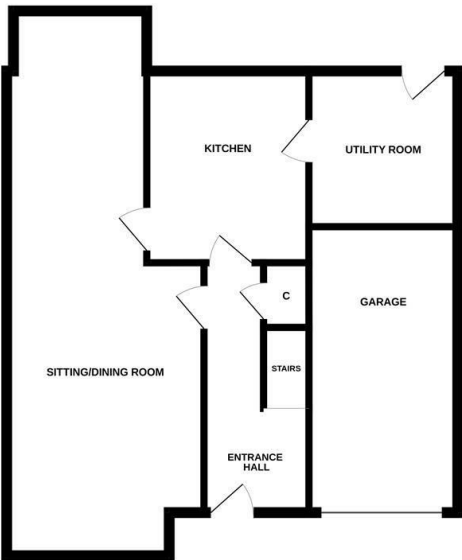
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	70
England & Wales	EU Directive 2002/91/EC	

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	



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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/

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