



4 Horsley Gardens

Holywell, Whitley Bay NE250TU

- Excellent Location
 - Living Room
- Extended Kitchen
 - 2 Bedrooms
- Double Driveway/Garage
- Semi Detached House
 - Dining Room
 - Utility/Cloaks w.c.
 - Modern Shower Room
 - Gardens to front & Rear

£264,950





This delightful home is set within a quiet cul-de-sac, ensuring a peaceful environment while still being close to local amenities, schools, and the charming pubs close to Holywell Dene. The property also features a double-length driveway leading to a garage.

This charming semi-detached house presents an excellent opportunity for first-time buyers. The property boasts a Entrance Porch, Living Room to the front with feature fire surround with stairs to first floor, Dining Room with space for a dining table & chairs, door to a convenient Utility/Cloaks w.c., through to a well-extended light & airy 19ft Kitchen with an excellent range of wall & floor units with contrasting work surfaces incorporating sink unit with mixer tap, breakfast bar area, space for cooker, integrated dishwasher, extractor, doors to rear opening to rear garden. To the first floor there are 2 Double Bedrooms and a modern Shower Room with good sized shower enclosure with mains shower, vanity washbasin and low level w.c.

Externally there is a double length driveway offering off street parking for 2 vehicles, leading to a garage and further storage area to the side. To the rear there is a fenced garden with lawn, gravel and decking area for garden furniture.

Entrance Porch

Living Room

15'8 x 12'6

Dining Room

8'8 x 7'8

Utility/Cloaks W.C.

7'5 x 3'3

Extended Kitchen

19'3 x 8'3

First Floor Landing

Bedroom One

12'6 x 8'11

Bedroom Two

12'5" x 7'6"

Shower Room

5'3 x 4'9

Externally

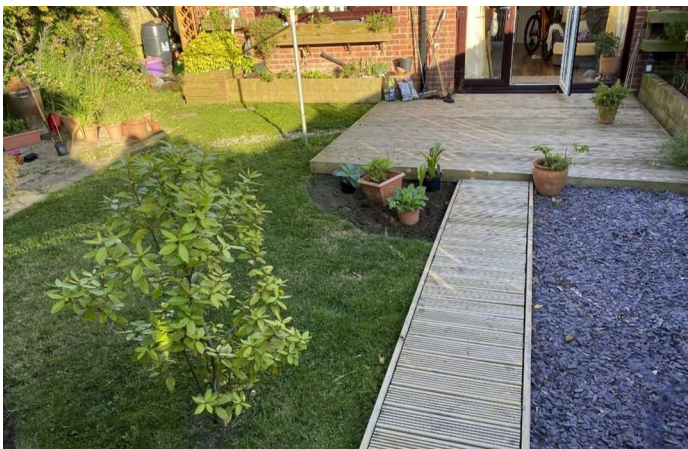
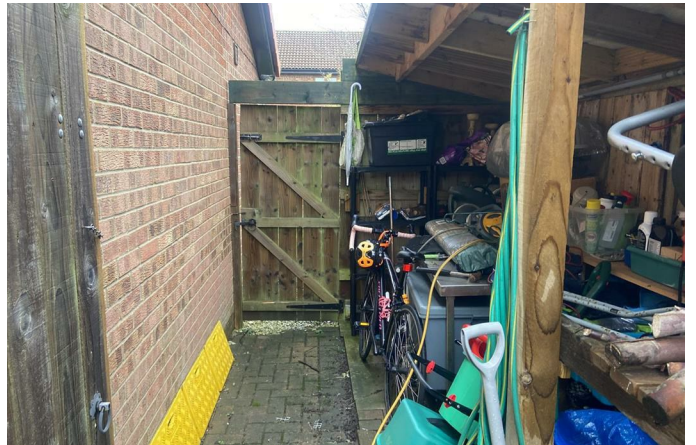
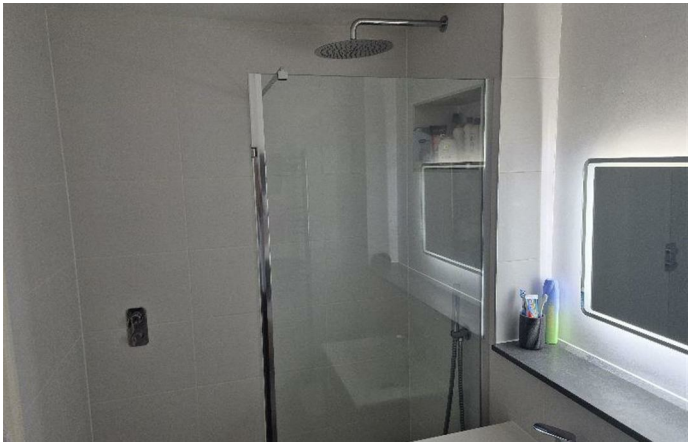
Disclaimer

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 C
EPC Rating C
Tenure Freehold

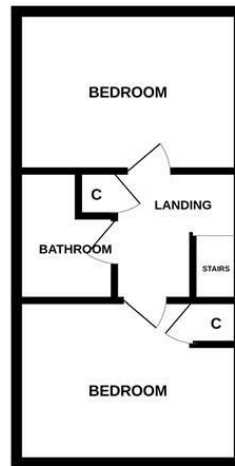
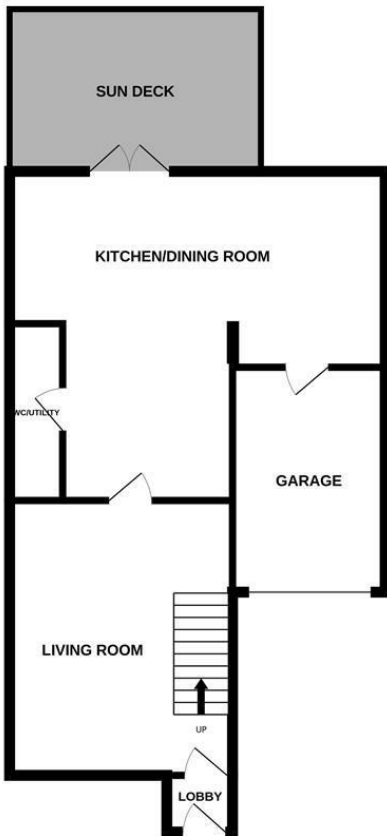
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	84
England & Wales		EU Directive 2002/91/EC	

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.
 Made with Memopix 12/2019

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.