



## 14 Mortimer Terrace

Holywell, Whitley Bay NE25 0NB

- Charming End Terraced House
  - Spacious Living Room
  - Ground Floor Bathroom/w.c.
  - First Floor Shower Room/w.c.
  - Viewing Essential
- Beautifully Presented
- Modern Dining Kitchen
  - 3 Bedrooms
  - Garage
- Excellent Location/No Upper Chain

**£215,000**







A Charming End Terraced House offered for sale in the ever so popular picturesque Holywell village within a short walk to the Dene, offering ready to move into accommodation. The property must be viewed to appreciate the size and quality of property on offer. Also having the benefit of No Upper Chain.

Briefly comprising a spacious Entrance Porch, Entrance Hallway, 16ft Living Room with a multi fuel stove, through to a good sized Dining Kitchen with ample wall & floor units with contrasting work surfaces incorporating sink unit, door to rear Lobby with access to Ground Floor Bathroom with white suite of panelled bath, pedestal wash handbasin and low level w.c. To the first floor there are 3 decent sized Bedrooms and a Shower Room with a good sized enclosure with mains shower, low level w.c. and pedestal washbasin. Externally there is a walled/fenced enclosed garden to front, whilst to the rear there is a garage with electric door, sink unit and plumbing for washing machine.

**Entrance Porch**

**Reception Hallway**

**Lounge**

16'2 x 15'5

**Kitchen**

17'2 x 7'7

**Bathroom/w.c.**

11'1 x 5'4

**First Floor Landing**

**Bedroom One**

13'0 x 9'3

**Bedroom Two**

17'3 x 7'3

**Bedroom Three**

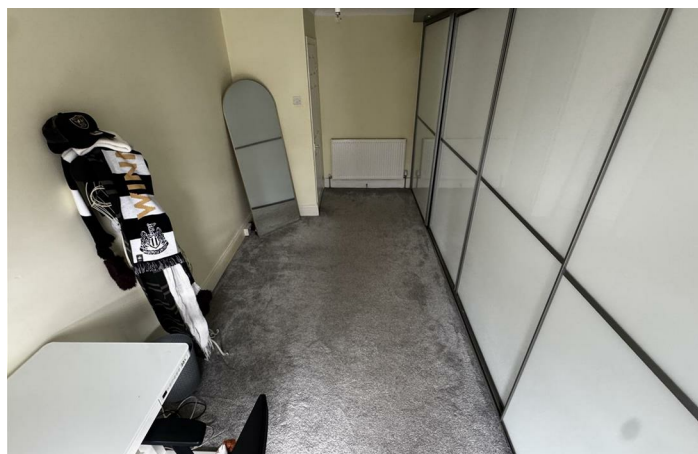
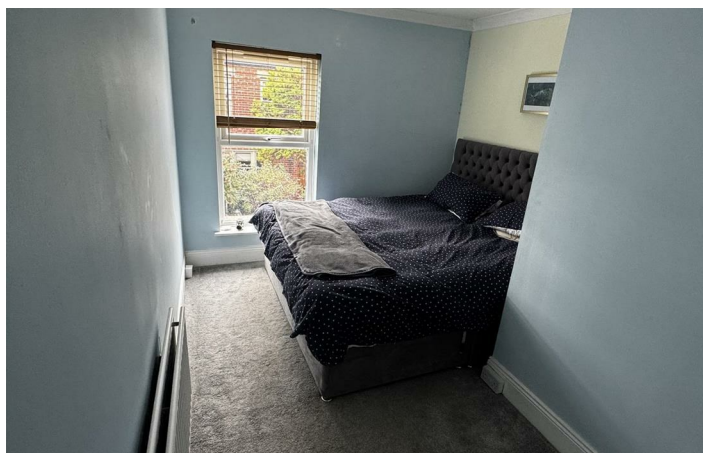
10'1 x 7'9

**Shower Room/W.C**

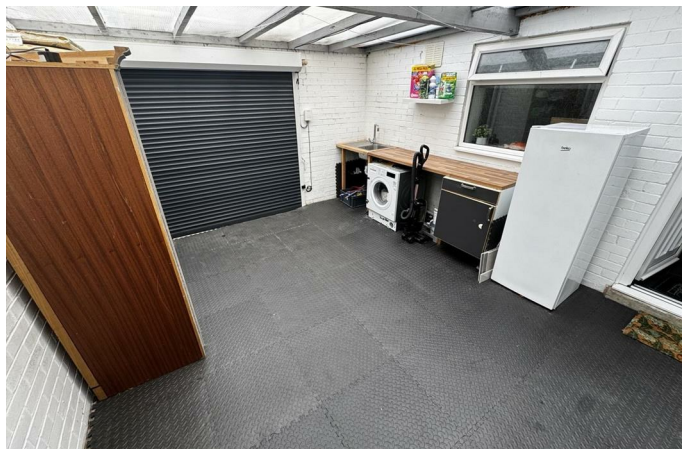
8'7 x 7'9

**Garage**

14'9 x 12'6










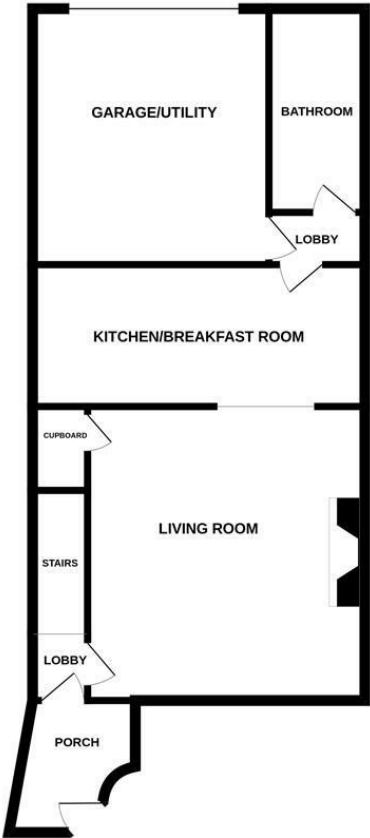
Local Authority Northumberland Council  
Council Tax Band A  
EPC Rating D  
Tenure Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

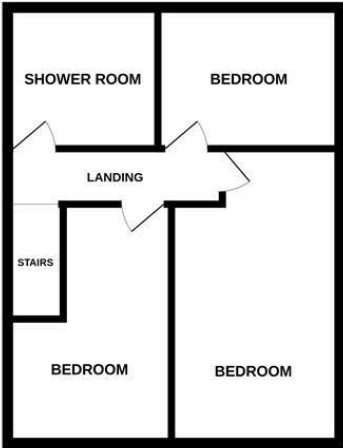
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		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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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.