



## 4 Valley Road

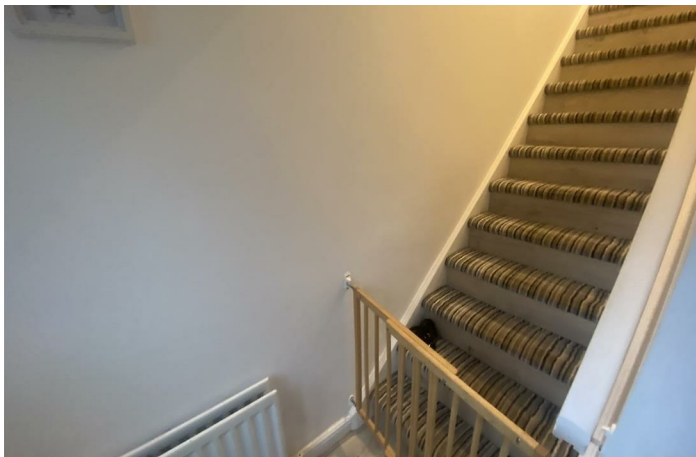
Holywell, Whitley Bay NE25 0LG

- Corner Sited Semi Detached
  - Open aspect to Rear
  - Breakfasting Kitchen
  - Modern Bathroom/w.c.
  - Ideal First Time Purchase
- Fantastic Location
  - 15ft Living Room
  - 2 Bedrooms
  - Garden to Rear
- Viewing is Recommended

**£170,000**







A fantastic opportunity to purchase this corner sited Semi detached house in the ever so popular Holywell Village close to the beautiful Holywell Dene and local Village amenities. The added benefit to having a lovely open aspect to the rear.

The property should prove interest to first time buyers and/or potential buyers looking to downsize. Internal viewing is recommended to appreciate the property on offer. The house offers ready to move into accommodation. Briefly comprising an Entrance Hallway, Living Room to the front with free standing fireplace incorporating an electric fire, Breakfasting Kitchen to the rear with contrasting work surfaces incorporating sink unit, integrated electric hob, plumbing for automatic washing machine, pantry cupboard, access to rear. To the first floor there are two Bedrooms both with storage cupboards and a modern contemporary Bathroom with L shaped White bath with mains shower over, vanity hand washbasin and low level w.c.

Externally to the rear there is a lovely enclosed garden with artificial lawn, pond, open aspect to the rear, side access and outhouse providing extra storage space.

### Reception Hallway

### Living Room

15'8 x 11'3

### Breakfasting Kitchen

14'8 x 6'3

### First Floor Landing

### Bedroom One

11'2 x 8'3

### Bedroom Two

12'4 x 10'7

### Bathroom/w.c.

6'2 x 6'1

### 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









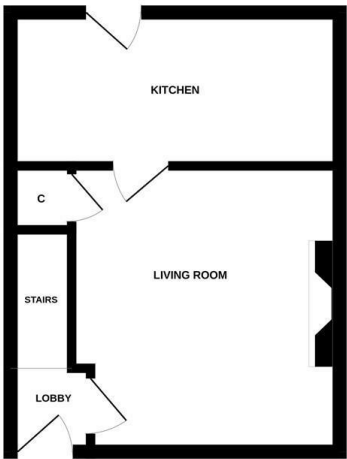
Local Authority Northumberland County Council  
Council Tax Band A  
EPC Rating C  
Tenure Freehold

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		
	70	77
England & Wales		
EU Directive 2002/91/EC		

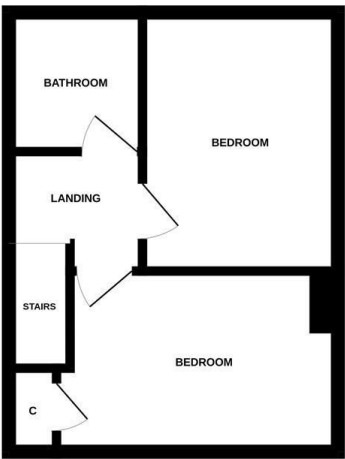
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales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