



## 11 Valley Road

Holywell, Whitley Bay NE25 0LG

- Fabulous Location
- 14ft Living Room
- Utility Room/w.c.
- 2 Double Bedrooms
- Stunning Southerly Garden
- Holywell Village
- Re-fitted Kitchen
- Garden Room
- Family Bathroom/w.c.
- Viewing is recommended

**£189,950**





We are delighted to market this Semi Detached house situated on Valley Road in the heart of Holywell village, close to Holywell Primary School, bus routes, shops and the recently operational train station is a short drive into Seaton Delaval.

This superb property was originally a 3 bedroom therefore offering good ground floor living accommodation. Briefly comprising Reception Hallway, Living Room, refitted modern Kitchen with a good range of wall & floor units incorporating a sink unit with mixer tap, space for cooker, extractor. Utility Room with plumbing for automatic washing machine, work bench and sink unit, ground floor cloaks/w.c. Garden Room with French Doors leading to rear garden. To the first floor there are 2 double bedrooms and a good sized family bathroom comprising panelled bath, separate shower enclosure with electric shower, wash handbasin, low level w.c.

Externally to the rear is a stunning Southerly aspect garden, well stocked with lawn, purple slate & gravel and pond, storage to side area and gate.

## Reception Hallway

### Lounge

14'8 x 12'10

### Kitchen

10'9 x 8'7

### Utility Room/Ground floor w.c.

9'7 x 6'2 narrowing to 4'7

### Garden Room

9'5 x 9'4

### First Floor Landing, loft ladder, partially boarded

### Bedroom One

14'8 x 9'8

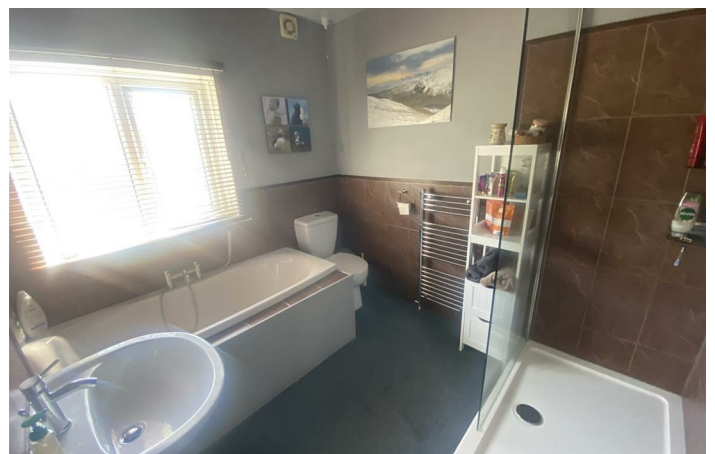
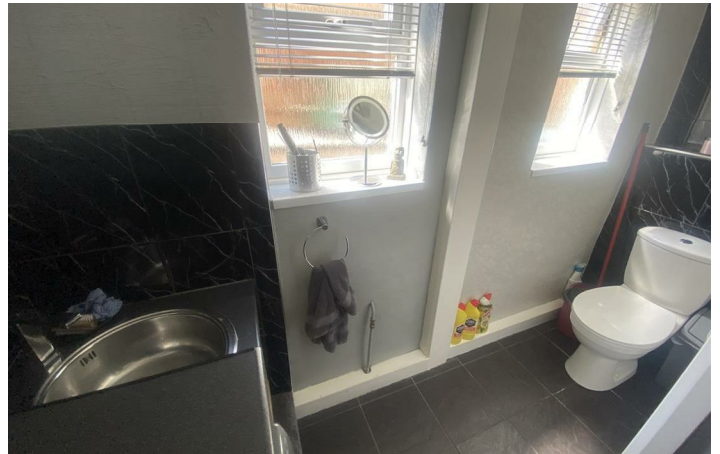
### Bedroom Two

12'0 x 9'8

### Bathroom/w.c.

8'8 x 7'10


### Externally








Local Authority Northumberland County Council  
Council Tax Band B  
EPC Rating  
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		
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		
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Not environmentally friendly - higher CO <sub>2</sub> 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.