



## 30 Edmund Road

Holystone, Newcastle Upon Tyne NE27 0HF

- Immaculate detached house
- Three good sized bedrooms
- Light & Airy Lounge to the rear
- En-suite and Juliette Balcony to main Bedroom
- Freehold
- Fantastic Location for commuting and close to popular first school
- Spacious Hall and ground floor WC
- Modern Cream Kitchen, separate Dining room
- Integral Garage and driveway parking
- Viewing highly recommended

**£260,000**





\*\*\*\*REDUCED FOR QUICK SALE\*\*\*\*NOT TO BE MISSED\*\*\*\*Nestled in the sought-after area of Holystone Park, this immaculate detached house on Edmund Road offers a perfect blend of modern living and convenience. Built in 2017, this property boasts generous accommodation of well-designed space, making it an ideal family home.

Upon entering, there is a light and airy Hallway leading off to other rooms. To the left is a Separate Dining room with space for table and chairs, spacious ground floor WC with wash hand basin. Overlooking the rear garden is a well proportioned Lounge which boasts natural light from the patio doors that lead to the patio area. Well equipped modern Kitchen with Cream base and wall units with complimentary work surfaces and built in oven and hob with extractor above offering functionality and style.

The property features three comfortable bedrooms, including a master suite with an en-suite bathroom and a charming Juliette balcony, perfect for allowing the outside to compliment the inside.

With two bathrooms, there is plenty of room for family and guests, ensuring comfort and privacy. The house also benefits from a good sized garden with patio and access path to the front, integral garage and a driveway, providing convenient parking.

Located close to Holystone First School, this home is perfect for families with young children. The area is well-served by good transport links, making commuting to Newcastle Upon Tyne and beyond a breeze.

This property is a true gem in Holystone Park, and viewing is strongly recommended to fully appreciate the spacious rooms and modern amenities it has to offer. Don't miss the opportunity to make this beautiful house your new home.

**Entrance Hall**

17'5 x 3'5

**Ground floor WC**

3'6 x 8'6

**Dining room**

10'0 x 8'7

**Lounge**

14'0 x 10'4

**Kitchen**

9'6 x 9'8

**First floor landing****Bedroom one**

13'4 x 8'9

**Bedroom Two**

9'9 x 11'7

**Bedroom Three**

9'8 x 8'9

**Bathroom**

6'9 x 6'5

**Garage**

14'8 x 7'11

**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** North Tyneside Council  
**Council Tax Band** C  
**EPC Rating** B  
**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			
<b>England &amp; Wales</b>		83	94
	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			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

