



## 34 Brentwood Close

Holywell, Whitley Bay NE25 0PD

- End Link House
- Lounge
- Bathroom/Sep w.c
- Allocated parking bay
- Grassed Area to the front
- Three Bedrooms
- Kitchen/ Diner
- Garden to the rear
- Situated close to Holywell Dene
- Early Viewing Recommended

**£144,950**





### Entrance

Upvc double glazed door to entrance lobby with cloaks cupboard. Central heating radiator.

### Lounge

11'4 x 11'3

Upvc double glazed window to the front. Understairs recess. Stairs rise to first floor. Central heating radiator.

### Kitchen/Dining Room

17'8 x 11'9

A good sized kitchen/diner fitted with a range of wall, floor and drawer units with contrasting work surfaces. Ceramic Belfast style sink with shower mixer tap over. Space for range cooker, washer and fridge. Dining area with door to rear garden, Upvc double glazed window, laminate flooring. Central heating radiator.

### Landing

Built in cupboard. Loft access hatch.

### Bedroom One

12'6 x 8'0

Upvc double glazed window. Central heating radiator.

### Bedroom Two

10'8 x 8'10

Upvc double glazed window. Central heating radiator.

### Bedroom Three

6'7 x 9'3

Upvc double glazed window. Central heating radiator.

### Bathroom

Fitted with a white P shaped bath with shower over, wash hand basin in vanity unit. Ladder radiator. Laminate flooring. Extractor. Upvc double glazed window.

### WC

Low level w.c. Upvc double glazed window.



## External

Lawned and fenced garden to the rear. Parking bay to the rear.

To the front of the property is an open grassed area.

**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.

The mention of any appliances and/or services within these does not imply that they are in full and efficient working order We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment..

The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.

## OFFICE HOURS:

Monday - Friday 9:00am - 5:00pm

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We are contactable after hours on our social media

pages and via email [sd@mlestates.co.uk](mailto:sd@mlestates.co.uk)

**VIEWING:** Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT

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**Local Authority** Northumberland County Council

**Council Tax Band A**

**EPC Rating D**

**Tenure** Freehold



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	100
(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>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
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	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

**ML Estates Sales Office**

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