



18 Northside Place

Holywell, Whitley Bay NE25 0NQ

- Family Sized Semi-Detached House
 - Lounge/Dining Room
 - Kitchen
 - Three Bedrooms
 - Popular Location
- Generous Plot with Impressive Gardens
 - Conservatory
 - Utility/w.c.
 - Shower Room/w.c.
 - Viewing Recommended

£245,000





Nestled at the end of a peaceful cul de sac, this charming semi-detached house on Northside Place in Holywell offers a delightful family living experience. Set on a generous plot, the property boasts beautiful, mature gardens that provide a serene outdoor space for relaxation and play.



Upon entering, you are welcomed by a spacious hallway that leads to a bright and airy lounge, featuring a large bow window that allows natural light to flood the room. An archway connects the lounge to the dining room, creating an inviting flow for entertaining guests. From the dining area, doors open into a lovely conservatory, perfect for enjoying the garden views throughout the seasons.

The fitted kitchen is practical and well-appointed, leading to a useful utility room that includes a convenient w.c. This thoughtful layout enhances the functionality of the home, making daily life easier for families.



On the first floor, you will find three generously sized bedrooms, each offering ample space for rest and relaxation access from a good sized hallway. The modern shower room, complete with a w.c., adds a contemporary touch to the home.

Outside, the substantial gardens to the rear and side are a standout feature, providing a wonderful space for children to play or for hosting summer gatherings. Additionally, the property includes an attached garage and a driveway at the front.

This delightful semi-detached house in Holywell is not just a property; it is a great family home, perfectly situated close to local amenities and surrounded by the beauty of nature. It presents an excellent opportunity for those seeking comfort and convenience in a tranquil setting.



Entrance Hall

Lounge/Dining Room

22'0 x 16'4

Conservatory

11'9 x 9'10

Kitchen

11'8 x 8'11

Utility

8'1 x 7'4

Bedroom 1

12'5 x 10'11 (plus robes)

Bedroom 2

13'7 x 8'10

Bedroom

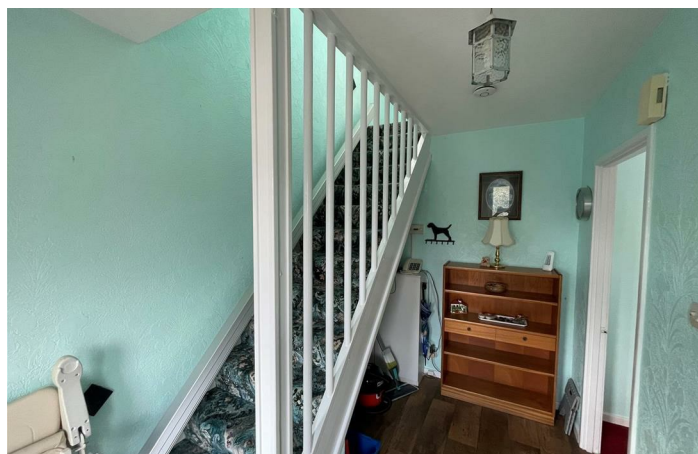
10'3 x 8'3

Shower Room/w.c.

9'7 x 5'6

Garden

Garage







Local Authority
Council Tax Band
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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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