



14 Hollinghill Road Holywell, Whitley Bay NE25 0NH

- Stunning Semi Detached House
 - Kitchen/Diner
 - Cloaks/w.c
 - Shower Room/w.c.
- Double driveway to front and garage for storage
- Lounge/Dining Room
 - Utility Room
 - Three Bedrooms
- Garden to the rear with Summer House
- Viewing is absolutely essential.

Offers In The Region Of £269,950





WOW WOW WOW. We are privileged to offer for sale this stunning semi-detached family home. Situated in the popular village of Holywell close to amenities including shops, schools, village pubs and Holywell Dene. The property has been meticulously updated to the highest standards and comprises an Entrance porch with cloaks cupboard, door to spacious lounge/dining room with the central focal point being a log burning stove with built in log storage to the side, understairs storage cupboard and panelled dining area with french doors to the rear garden. There is a fully fitted Dining Kitchen with an extensive range of wall, floor, drawer and glazed units, range cooker, integrated dishwasher. Dining area with patio doors to rear garden. Utility Room with plumbing for washing machine and space of American style fridge freezer. Useful cloaks w.c with wash basin and window to side. Stairs rise to the first floor landing with side glazed window, loft access hatch with ladder to boarded loft with electric light. There are three double bedrooms (the master with built in wardrobes). Stunning recently installed shower room with large shower enclosure, wash hand basin, low level w.c and wall mounted cabinet. There is an attached garage for storage and double driveway to the front. To the rear there is a good sized garden with paved patio area, lawned area and summer house which has an electric connection. The attention to detail throughout this property is something else which needs to be viewed to be appreciated.

Entrance Porch

Lounge/Dining Room

28'11 x 14'7 (narrowing to 8'5)

Kitchen/Diner

18'0 x 11'6 (narrowing to 9'1)

Utility Room

Cloaks/w.c.

Landing

Bedroom 1

11'8 x 9'10

Bedroom 2

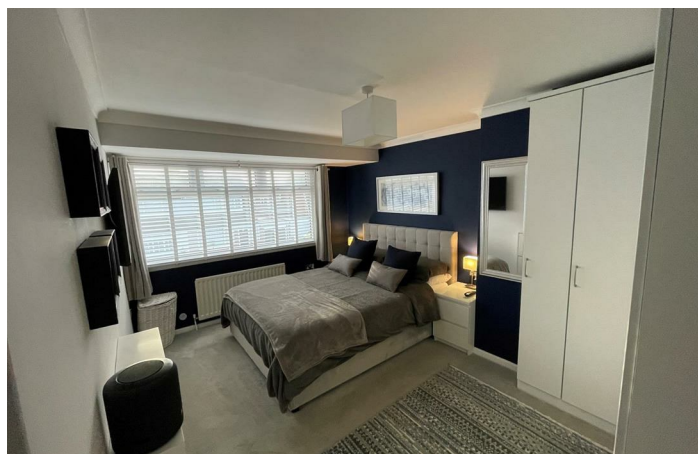
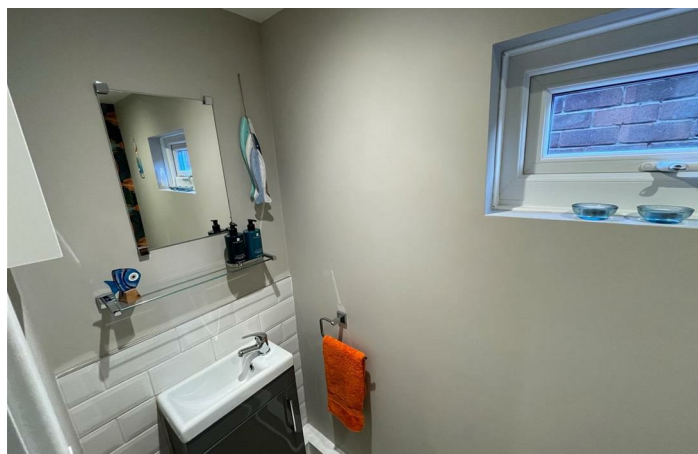
11'5 x 9'7

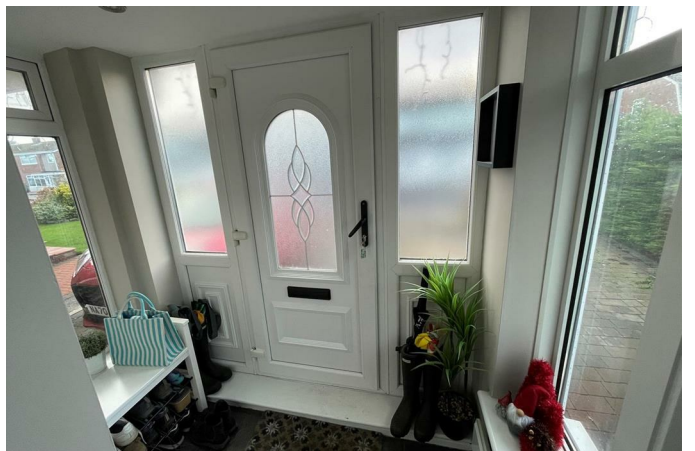
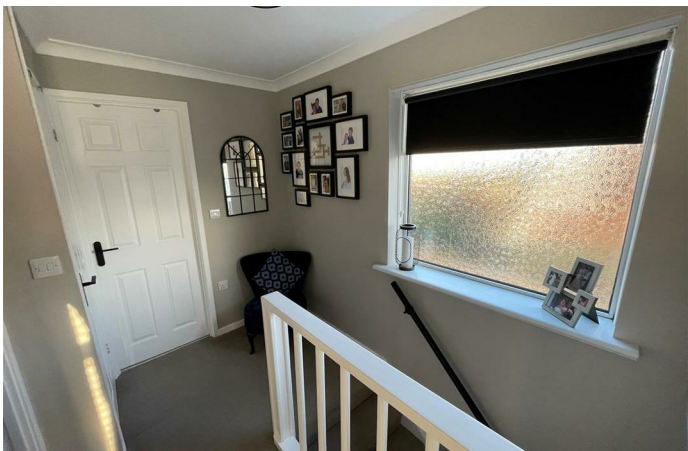
Bedroom 3

10'6 x 7'7

External

Garage for storage, Gardens rear and Double Driveway to the front.







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

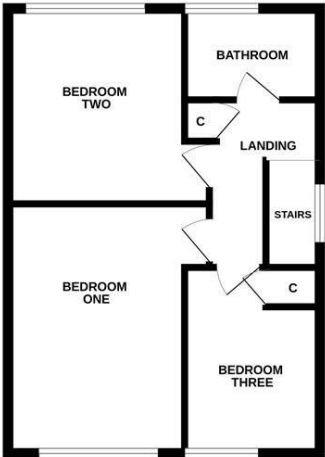
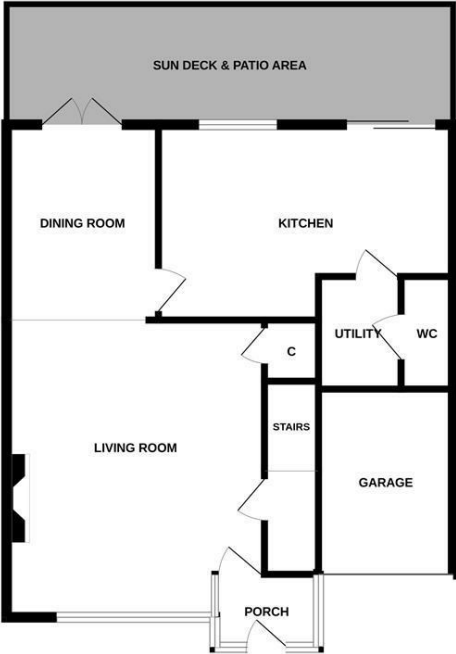
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
England & Wales	EU Directive 2002/91/EC	

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR

FIRST FLOOR



HOLLINGHILL ROAD, HOLYWELL

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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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.