

38 Holywell Avenue

Holywell, Whitley Bay NE25 0LE

- Stunning Semi Detached
- Living Room with Multi Fuel Stove
- Breakfast Room
- Driveway
- Outstanding Open Views to Rear
- 2 Bedooms plus Loft Room
- Modern Kitchen
- Bathroom/w.c
- Garden to Rear
- Viewing Essential

Offers Over £200,000













ML Estates is delighted to offer this home on Holywell Avenue in the charming Holywell Village. This truly exceptional semi-detached house offers a delightful blend of modern living and stunning natural beauty. With two well-proportioned bedrooms and a versatile loft room, this property is perfect for those seeking comfort and style.

Upon entering, you are greeted by a hallway that leads to the living room, featuring a beautiful multi-fuel stove that adds warmth and character to the space. The living area seamlessly flows into a contemporary kitchen which is thoughtfully designed, which boasts an excellent range of wall and floor units, complemented by contrasting work surfaces. Plumbing for a automatic washing machine and storage cupboard.

Adjacent to the kitchen is a charming breakfast room, providing a lovely spot to enjoy your morning coffee. Access doors to both front & rear, Door to Utility/store room. To the first floor there are two bedrooms and a bathroom with white suite of panelled bath with electric shower over, washbasin and low level. w.c staircase to loft room with velux window to rear.

Externally the property benefits from a driveway offering off street parking for one vehicle and a EV charger. To the rear there is a pretty garden with artificial grass, patio and raised borders.
One of the standout features of this home is the breath taking open views to the rear, which can be enjoyed from various points throughout the property. The current owners have meticulously updated the house, showcasing their keen eye for detail and creating a warm and inviting atmosphere.

This semi-detached house is a must-see for anyone looking to settle in a picturesque location with modern amenities. Internal viewing is highly recommended to fully appreciate the charm and quality this property has to offer.

Reception Hallway

Living Room
12'5 x 11'2

Kitchen
14''4 10'4

Breakfast Room
12'6 x 6'8

Utility/Store Area

First Floor Landing

Bedroom One
10'4 x 8'5

Bedroom Two
10'0 x 8'11

Bathroom
6'2 x 5'10

Second Floor Landing

Loft Room
11'10 x 9'3 inc eaves

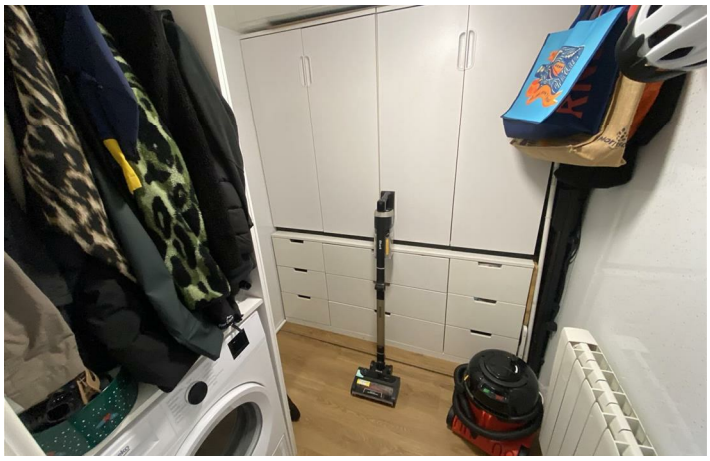
Externally

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









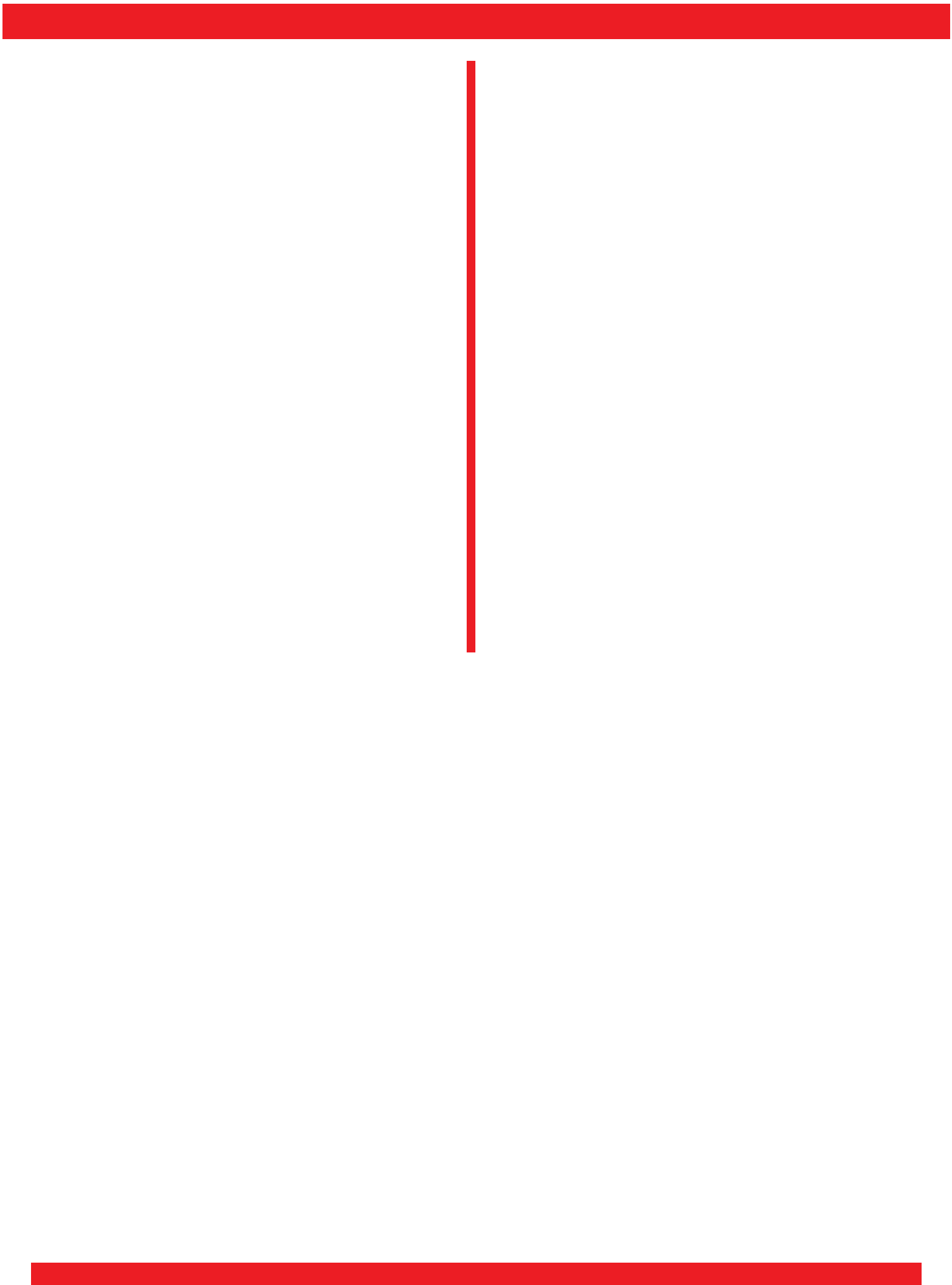




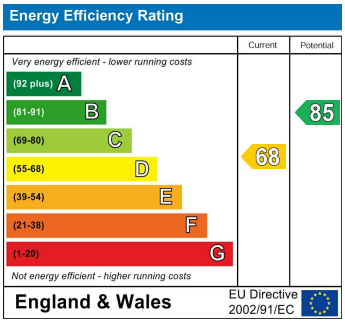


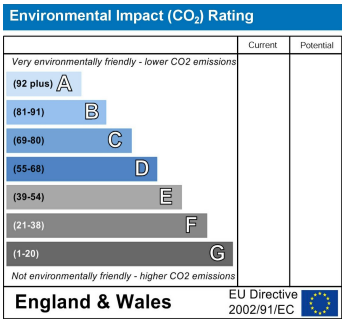






Local Authority Northumberland County Council
Council Tax Band A
EPC Rating D
Tenure Freehold







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