



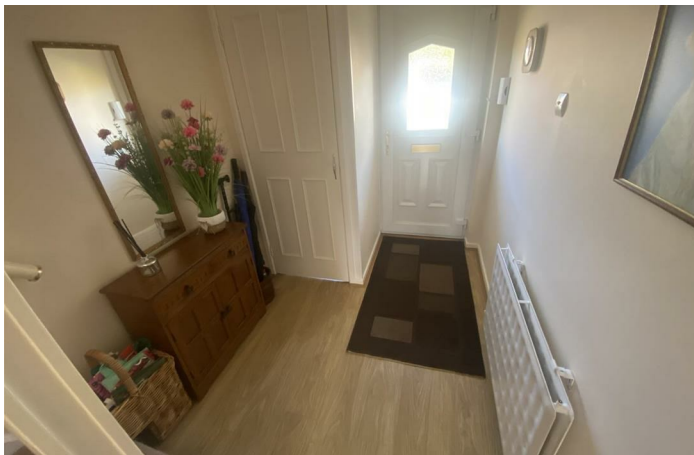
95 Tillmouth Avenue

Holywell, Whitley Bay NE25 0NS

- Dutch Style Semi Detached Bungalow
 - Lounge through Diner
 - Good Sized Utility Room
 - Family Bathroom/w.c.
- Beautiful westerly aspect Rear Garden
- Cul-De-Sac Position
- Fitted Kitchen
- 3 Bedrooms
- Driveway & Garage
- Popular Area

£240,000





Conveniently situated in a lovely cul-de-sac position on Tillmouth Avenue, Holywell, this charming semi-detached dutch bungalow offers an ideal family home. With three well-proportioned bedrooms, this property is designed for comfortable living.

Upon entering, you are greeted by a welcoming reception hallway that leads to a spacious lounge dining room, perfect for family gatherings and entertaining guests. The room provides ample space for a dining table and chairs, creating a warm and inviting atmosphere. The fitted kitchen is equipped with both wall and floor units, ensuring plenty of storage. A door from the kitchen opens into a generously sized utility room, which offers ample space for white goods and plumbing for a washing machine, as well as convenient access to the rear garden.

The first floor features three bedrooms and a family bathroom which is fitted with a panelled bath, complete with an electric shower overhead, a wash basin, and a low-level W.C., catering to all your family's needs.

Externally, the property boasts a well-maintained front garden, a driveway for off-road parking, and a garage for additional storage. The rear garden is a true highlight, featuring a sunny westerly aspect that provides a delightful outdoor space for children to play or for hosting summer barbecues.

With local amenities just a stone's throw away, this lovely semi-detached house is not only a comfortable family home but also a convenient one. It presents a wonderful opportunity for those seeking a blend of modern living and outdoor enjoyment in a desirable location.

Reception Hallway

Living Room

14'8 x 11'0

Dining Room

10'8 x 8'4

Kitchen

10'8 x 9'0

Utility Room

8'5 x 8'1

First Floor

Bedroom One

11'9 x 8'7

Bedroom Two

9'9 x 11'2

Bedroom Three

10'9 x 7'6

Shower Room

7'3 x 5'4

Externally

Disclaimer

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

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email sd@mlestates.co.uk

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



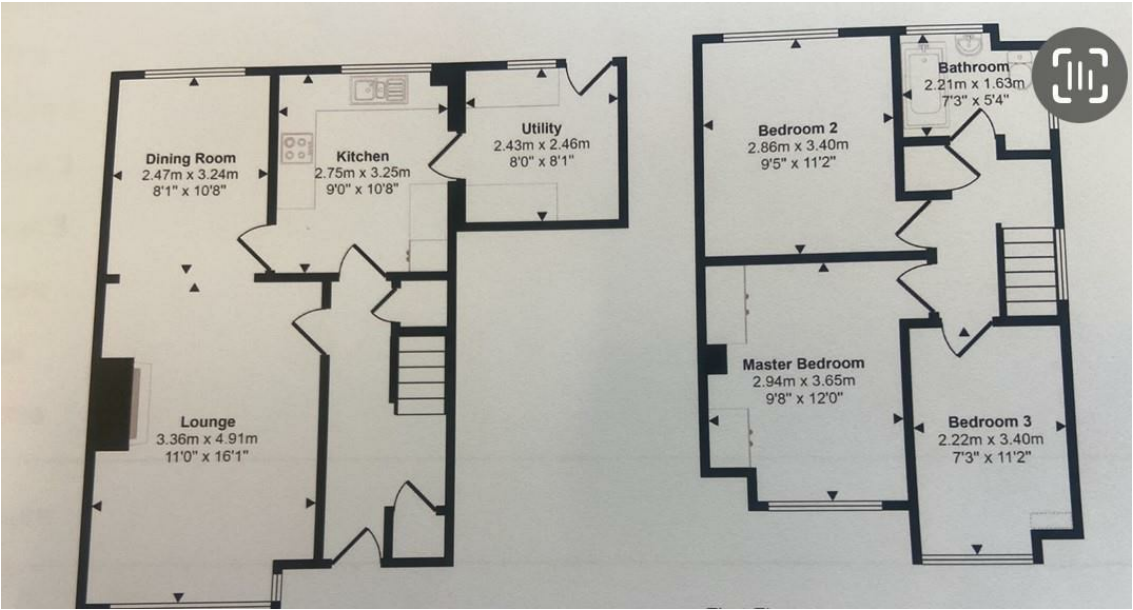




Local Authority Northumberland County Council
Council Tax Band B
EPC Rating C
Tenure Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 



ML Estates Sales Office

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