



## 1 Horsley Gardens

Holywell, Whitley Bay NE25 0TU

- Family Detached House
- Viewing is recommended
  - Dining Kitchen
  - 3 Bedrooms
  - Garage & Gardens
- Popular Location
- Two Reception Rooms
  - Conservatory
- Bathroom & Ensuite
- Family Accommodation

**£320,000**







A beautifully situated Detached House in the heart of the gorgeous Holywell Village in the extremely popular Coppergate Estate. The property offers excellent Family Accommodation with local amenities close by. The property has been extremely well cared for over the years and viewing is highly recommended.



Briefly comprising a Reception Hallway, Living Room with feature Fire Surround, archway to Dining Room with staircase to the first floor, double glazed sliding doors to a Conservatory with access to rear garden, Fitted Dining Kitchen with a good range of wall & floor units with contrasting work surfaces incorporating a stainless steel sink unit, gas hob & electric oven, space for table & chairs, further storage cupboard. First Floor Landing with storage cupboard housing central heating boiler, Master Bedroom with built in wardrobes, overbed storage and dressing area, door to En-suite with separate shower cubicle, wash basin and low level w.c., and a further Two Bedrooms, Family Bathroom with White suite of a panelled bath, pedestal washbasin, low level w.c



Externally there are lovely tended gardens to both front & rear and driveway leading to a single garage with up & over door with light and power.



## Entrance Hallway

## Living Room

13'7 x 11'6

## Dining Room

12'8 x 10'7

## Conservatory

11'5 x 8'11

## Dining Kitchen

13'10 x 8'11

## First Floor Landing

## Bedroom One

13'2 x 10'5

## Ensuite

6'2 x 5'7

## Bedroom Two

11'3 x 9'11

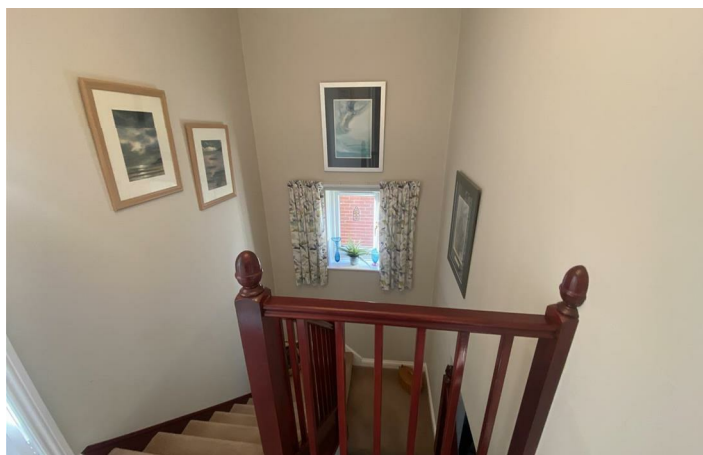
## Bedroom Three

9'10 x 7'5

## Family Bathroom

6'7 x 5'6

## Externally











Local Authority Northumberland County Council  
Council Tax Band D  
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 <sub>2</sub> ) Rating                  |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| 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   |                         |   |
| (1-20) G  |                         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |   |
| England & Wales   | EU Directive 2002/91/EC |  |



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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.