



## 11 Henshaw Grove

Holywell, Whitley Bay NE25 0TT

- Beautiful Detached Home
- Open Plan Kitchen/Dining/Family Room
- Family Bathroom & Ensuite
- Gardens to Front & Rear
- Fantastic Location
- Living Room with Media Wall
- 3 Bedrooms
- Good sized Driveway
- Immaculate Condition
- Viewing is Recommended

**Offers Over £325,000**





Nestled in the charming area of Coppergate, this fabulous, detached home offers an exceptional living experience. With its prime location near the picturesque Holywell Dene and a selection of local pubs, this property is perfect for those who appreciate both nature and community.

The house boasts a reception lobby with a convenient door into garage, Living Room to the front with a modern media wall, feature electric fire and display shelving through to a stunning open plan Dining/Kitchen/Family Room providing ample space for relaxation and entertaining guests.



The well-appointed kitchen flows seamlessly into the dining area with ample space for a large table and chairs making it an ideal setting for family meals and gatherings, with access to rear garden.

There are a fantastic range of wall & floor units with a corner carousel unit and pantry cupboard, gorgeous work tops incorporating a Franke sink and Quooker tap, Bosch induction hob & extractor, separate Bosch oven and combination oven, integrated fridge freezer, and dishwasher,



With three comfortable bedrooms the master having an En-suite with separate shower enclosure and power shower, vanity washbasin and low level w.c., Family Bathroom with a modern white suite with panelled bath with mains shower over and screen, vanity washbasin and low level w.c., tiled floor, extractor, and shaver point.

Externally there is a four-car resin driveway offering off street parking, leading to a garage with electric door, space for white goods and plumbing for automatic washing machine.



To the rear there is a fenced garden with artificial dog friendly grass, large resin patio, hot & cold-water taps.

Offering ready to move into accommodation with no need for renovations or updates. It is a truly fantastic property that should not be missed. Whether you are a first-time buyer or looking for a family home, this delightful house offers everything you need for a comfortable lifestyle.

## Reception Hallway

## Living Room

14'2 x 11'6

## Kitchen/Family Room

19'10 x 9'2

## Dining Area

12'5 x 10'9

## First Floor Landing

## Bedroom One

14'3 x 9'9

## En-suite

6'1 x 5'6

## Bedroom Two

10'11 x 10'0

## Bedroom Three

9'9 x 7'10

## Family Bathroom

6'7 x 5'6

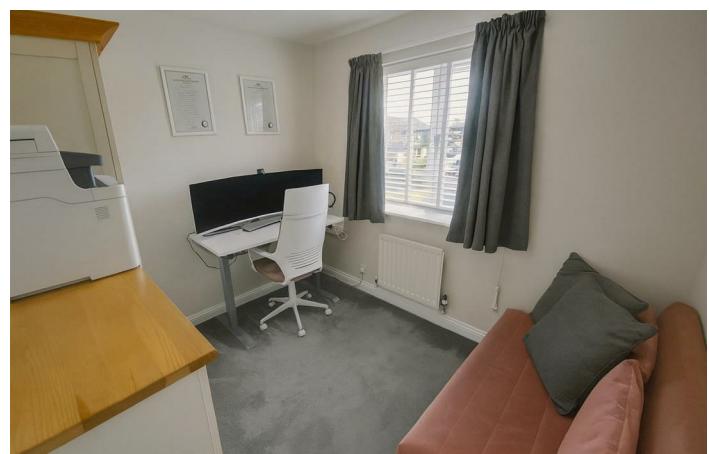
## Externally

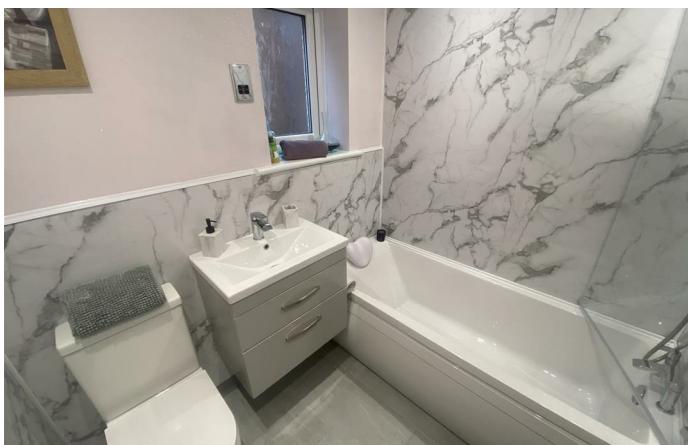
## Disclaimer

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. All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

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







**Local Authority**  
**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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### ML Estates Sales Office

27 Avenue Road, Seaton Delaval, Tyne  
And Wear, NE25 0DT

#### Contact

0191 237 60 60  
sd@mlestates.co.uk  
www.mlestates.co.uk/

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.