



30 Holywell Dene Road Holywell, Whitley Bay NE25 0LB

- Fabulous Location
- Lounge/Diner
- 3 Bedrooms
- Beautiful Gardens Front & Rear
- Must be Viewed
- Detached Bungalow
- Re-fitted Kitchen
- Shower Room
- Driveway & Garage
- No upper Chain

Offers Over £299,500





Nestled in the charming heart of Holywell village, this delightful detached bungalow on Holywell Dene Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests.



The bungalow offers ready to move into accommodation with no onward chain. The lovely gardens at the front of the property enhance its appeal, providing a serene outdoor space to enjoy the beauty of the surrounding countryside.

For those who appreciate nature, this location is a dream come true, with ample opportunities for countryside walks right on your doorstep. Additionally, local amenities are conveniently close, ensuring that all your daily needs are easily met.



This property presents an excellent opportunity for anyone looking to settle in a tranquil village setting while still being within reach of the vibrant coastal town of Whitley Bay. Don't miss the chance to make this charming bungalow your new home.

Accommodation briefly comprises a Reception Hallway, 19ft Lounge/Diner, 18ft Breakfasting Kitchen, Shower Room with a good sized shower enclosure with mains shower, inner Hallway and 3 Bedrooms. Externally gardens to both front & rear, driveway leading to a garage with electric door, light and power.



Reception Hallway

Lounge/Diner

19'2 x 10'4

Kitchen

18'1 x 8'2

Inner Hallway

Bedroom One

12'9 x 8'8

Bedroom Two

11'3 x 9'11

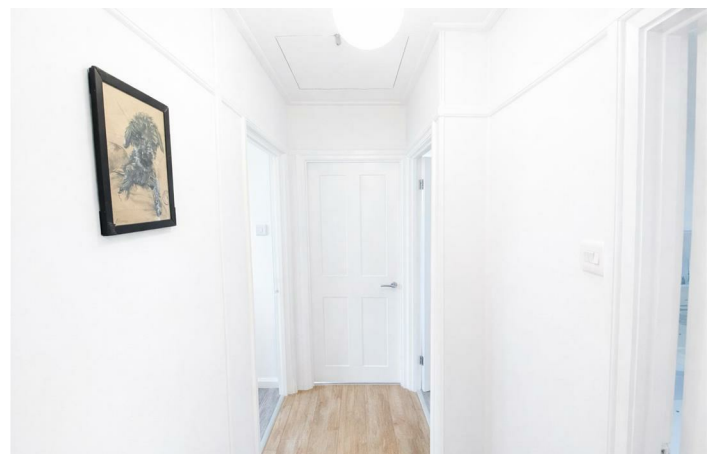
Bedroom Three

7'10 x 7'9

Shower Room

7'11 x 4'8

Externally







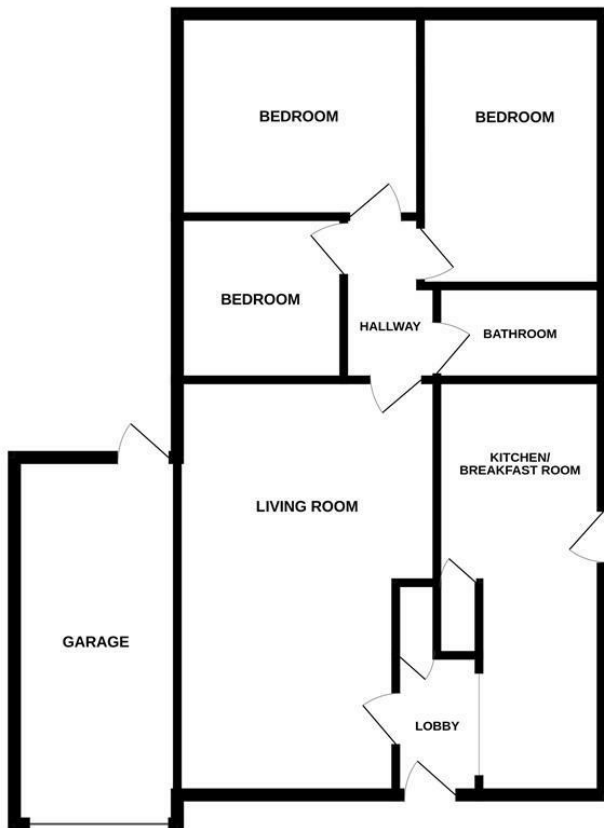
Local Authority Northumberland County Council
Council Tax Band D
EPC Rating D
Tenure Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		59	
(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 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



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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