



## 103 Tillmouth Avenue Holywell, Whitley Bay NE25 0NS

- Corner Plot
- Lounge to Front
- Fitted Kitchen
- 3 Bedrooms
- Gardens front, side & rear
- Semi Detached House
- Dining Room Patio Doors
- Utility Room
- Driveway/Garage
- No Upper Chain

**Offers Over £225,000**





Situated in the charming cul-de-sac of Tillmouth Avenue in Holywell, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Boasting a fabulous corner plot, the property offers ample scope for extension, should you wish to expand your living space in the future.

Upon entering, you are greeted by a welcoming reception hallway that leads to a good sized Living Room with gas fire with archway to a dining room with patio doors opening to rear garden. The fitted kitchen is well-equipped with wall & floor units and contrasting work surfaces incorporating stainless steel sink unit, plumbing for automatic washing machine, space for cooker, door to a generously sized utility room with ample space for further white goods, access to rear garden.

The property comprises three comfortable bedrooms, bathroom with white suite of a panelled bath with electric shower over and screen, washbasin separate low level w.c.

Outside, the driveway offers off-street parking, and a garage provides additional storage or parking options. With no upper chain, this home is ready for you to move in and make it your own.

This property is ideally situated, with easy access to local amenities and transport links. Do not miss the chance to view this lovely home in a sought-after location.

## Reception Hallway

## Living Room

14'2 x 11'1

## Dining Room

14'3 x 8'7

## Kitchen

9'1 x 8'1

## Utility Room

8'11 x 8'3

## First Floor Landing

## Bedroom One

12'0 x 9'5

## Bedroom Two

11'4 x 8'3

## Bedroom Three

7'11 x 7'6 exc door recess

## Bathroom

5'5 x 4'8

## Separate W.C

## 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.

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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** B

**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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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