



## 8 Whitley Terrace , Holywell NE25 0LZ

- Mid Terraced House
  - Large Lounge
  - Village Location
  - Front Garden
- UPVC Double Glazing
- Two Double Bedrooms
  - Kitchen Diner
  - Bathroom/w.c.
  - Rear Yard
- Gas Central Heating

**£179,950**







Situated in the heart of Holywell Village on a quaint pedestrianised Terrace is this two bedroomed mid terrace family home. Holywell boasts many local amenities including schools, Holywell Dene, village pubs and shops. The accommodation on offer briefly comprises Entrance Lobby with understairs storage cupboard, Lounge with fireplace and fire, stairs rising to the first floor, door to Kitchen/Diner with a fitted range of wall and floor units, built in oven, hob and extractor hood, two Upvc double glazed windows, recess to accommodate a washing machine, rear lobby with door to yard, bathroom/w.c. with white suite and overbath electric shower. To the first floor there are Two Bedrooms both with built in storage. Externally there is a yard with up and over door and pleasant front garden. A great family home.

## ACCOMMODATION

UPVC double glazed entrance door.

## ENTRANCE LOBBY

## LOUNGE

18'1" x 16'1"

## KITCHEN

17'10 x 7'10

## INNER LOBBY

## BATHROOM

7'1 x 5'5

Stairs from lounge lead to...

## FIRST FLOOR LANDING.

## BEDROOM ONE

16'2 x 7'8

## BEDROOM TWO

13'0 x 8'11



## EXTERNALLY





Local Authority Northumberland County Council  
Council Tax Band A  
EPC Rating D  
Deposit  
Furnishing null



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		 80
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	 62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 CO2 emissions		
(92 plus) A		79
(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 Lettings Office  
27 Avenue Road, Seaton Delaval, Tyne  
And Wear, NE25 0DT

Contact  
0191 237 60 60  
lettings@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.