Holystone Avenue, Whitley Bay

Offers Over £400,000

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RICHARDSONS

BREAD

Holystone Avenue
Whitley Bay, NE25 8PX

- 3 BED SEMI- DETACHED
- BEAUTIFUL GARDEN
- EXCELLENT LOCATION
- CLOSE TO THE SEAFRONT
- LARGE DRIVEWAY
- WEST FACING
- REFURBED KITCHEN
- EPC RATING C

Offers Over £400,000

Popular Location **Family Home**
Richardsons are delighted to welcome to the market this beautiful and characterful, semi detached house perfectly located in a sought after residential area within walking distance to the seafront.
The property is a perfect family home and has no upper chain.

This is a three bedroom house set over two floors. Ground floor: two reception rooms, large and bright kitchen with access to the garage.
First floor: three bedrooms and a good sized bathroom.
Externally: garage, front garden with driveway parking for 3 cars, and a rear garden.
This generous size family home, along with its fantastic features, makes for an exciting opportunity which can only truly be appreciated by a visit.

Hallway 16'0" x 6'6" (4.9 x 2.0)
Front upvc door, tiled flooring, single radiator, feature light.

Dining Room 11'9" x 11'9" (3.6 x 3.6)
Carpet flooring, double glazed bay window facing the front, single radiator, electric fire, ornate coving, feature light.

Living Room 15'5" x 11'9" (4.7 x 3.6)
Carpet flooring, gas fire, single radiator, French upvc double glazed door opening out onto the garden, storage cupboard, feature light.

Kitchen 15'5" x 10'9" (4.7 x 3.3)
Vinyl flooring, wall and base kitchen units, integrated electric hob with extractor overhead, wall mounted oven and microwave, double radiator, double glazed window facing rear and side, access into garage.

Landing 9'10" x 7'2" (3.0 x 2.2)
Carpet flooring, double glazed window facing the side, loft access.

Bedroom One 12'1" x 9'10" (3.7 x 3.0)
Double bedroom, carpet flooring, ornate coving, double glazed bay window facing the front, fitted wardrobes.

Bedroom Two 12'5" x 11'1" (3.8 x 3.4)
Laminate flooring, double bedroom, double glazed window facing the rear, single radiator, storage cupboard, feature light.

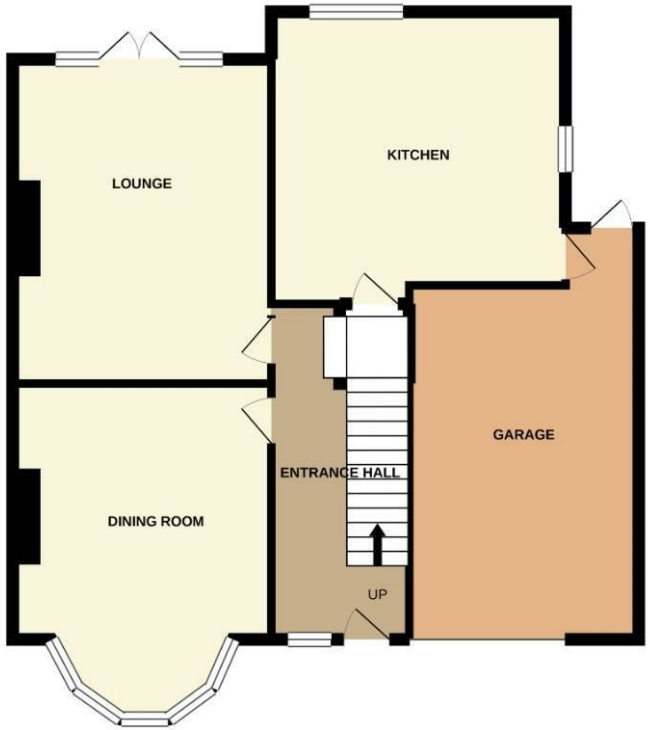
Bedroom Three 7'2" x 8'6" (2.2 x 2.6)
Carpet flooring, single radiator, double glazed window facing the front, fitted wardrobes, ornate coving, feature light.

Bathroom 8'6" x 12'1" (2.6 x 3.7)
Vinyl flooring, panelled bath, pedestal sink, standard w.c, walk in shower, part tiled walls, frosted double glazed windows facing the front and rear, heated towel rail, feature light.

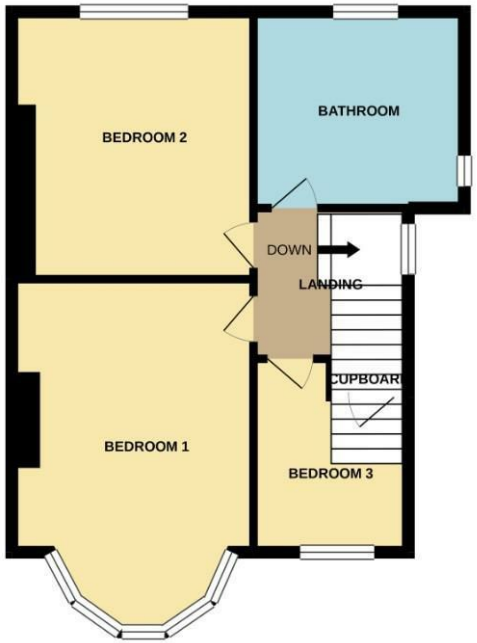
Garage 17'0" x 8'10" (5.2 x 2.7)

External
Externally the property has a front driveway that can fit 3 cars, a good sized west facing garden and a side garage.

GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.

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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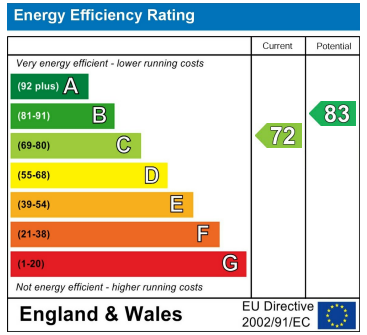

Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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