



Hollinghill Road Holywell Village

Absolutely, one of the finest examples of its type on the open market today! Beautifully re-designed and upgraded throughout, with new double glazing, full re-wire, new combination boiler and so much more. Stylish, contemporary and spacious with a sought, after Southerly aspect to the rear garden, this family home flows wonderfully and offers superb, flexible accommodation for the family. Located in the gorgeous Holywell Village, with local schools on your doorstep, fabulous walks, bus routes, amenities and the new Seaton Delaval train station also close by. Excellent sized entrance porch, hallway, generous lounge opening through to the dining and family area with French doors out to the garden, sleek, quality, re-fitted Wren kitchen, with integrated appliances. To the first floor there are four large bedrooms, two with en-suite shower rooms, both of them luxurious. Fantastic family bathroom, landscaped, low maintenance rear garden with astro turf, paving and feature gravelling. Re-laid and extended front pattern concrete driveway with parking for two cars, garage with electric roller door! You will need to be quick to secure this one!!

£280,000

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Double Glazed Entrance Door to:

ENTRANCE PORCH: 7'0 x 6'6, (2.13m x 1.98m), spacious and light porch with double glazed windows, wood effect flooring, door to:

ENTRANCE HALLWAY: beautifully presented hallway with staircase up to the first floor, radiator, under-stair recess, door to:



LOUNGE: (front): 17'0 x 11'2, (5.18m x 3.40m), with measurements into alcoves, recessed shelving, TV point, double glazed window, radiator, open through to:

DINING/FAMILY ROOM: (rear): 17'7 x 11'0, (5.36m x 3.35m), fabulous family room with double glazed French doors out to the garden area, radiator, double glazed window, spotlights to ceiling, door to:



KITCHEN: (rear): 14'2 x 7'8, (4.32m x 2.33m), a stunning, high gloss, "Wren" designed and fitted kitchen, incorporating a range of soft close, stylish, base, and drawer units, co-ordinating worktops, vertical radiator, modern flooring, integrated electric oven, hob, single drainer sink unit with mixer taps, plumbing for automatic washing machine, tiled splashbacks, double glazed window, door out to rear garden

FIRST FLOOR LANDING AREA: loft access, the loft has pull down ladders and we understand that it is fully floored, door to:

BEDROOM ONE: (rear): 11'5 x 9'7, (3.48m x 2.92m), double glazed window, radiator, door to:



EN-SUITE SHOWER ROOM: 8'3 x 7'3, (2.52m x 2.21m), gorgeous, contemporary en-suite, comprising of, shower cubicle with chrome shower and additional forest waterfall spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tile effect flooring, chrome vertical radiator, spotlights to ceiling, extractor, tiled shower area, additional tiling to walls

BEDROOM TWO: (front): 14'1 x 9'8, (4.29m x 2.95m), into alcoves, radiator, double glazed window

BEDROOM THREE: (front): 15'8 x 8'0, (4.78m x 2.44m), double glazed window, radiator, door to:

EN-SUITE: contemporary shower cubicle, chrome shower, hand washbasin with mixer taps, fully tiled walls, tile effect flooring

BEDROOM FOUR: (front): 10'4 x 7'4, (3.15m x 2.24m), excellent sized fourth bedroom, radiator, double glazed window

FAMILY BATHROOM: 7'9 x 6'0, (2.36m x 1.83m), luxurious, re-fitted bathroom, comprising of, bath with hot and cold mixer taps, pedestal washbasin with mixer taps, low level w.c. with push button cistern, radiator, half tiled walls, tile effect flooring, spotlights to ceiling, double glazed window, mirror with touch light, shaver point

EXTERNALLY: gorgeous, South facing rear garden, enclosed and boasting artificial lawn, paved patio, feature gravelling, outside tap, two mains power sockets. The front driveway has been extended and re-laid with low maintenance patterned concrete, electric roller door into the garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway/Garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

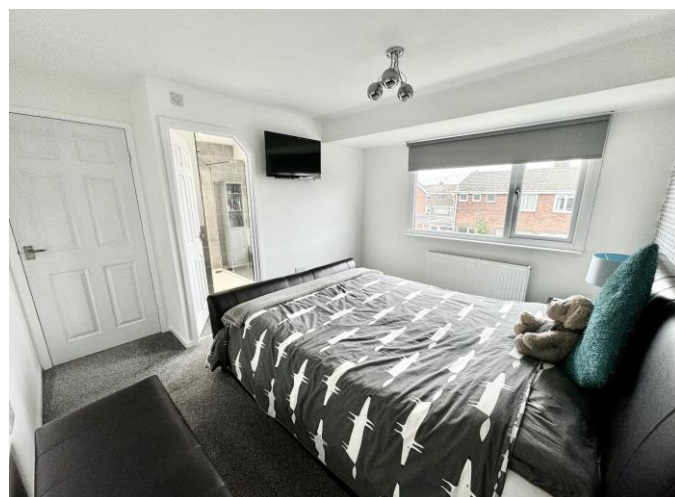
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: E

WB2527.AI.DB.14.06.24. V.2





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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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