



Chollerford Mews

Holywell Village

Boasting a stunning, village location, Chollerford Mews is positioned within the highly sought after Coppergate Estate. With wonderful walks on your doorstep, through the Dene and into the village which has some superb local pubs and restaurants on offer. There are popular local schools, shops and bus routes right on your doorstep too, making this lovely, end of terrace, modern Mews house ideal for a variety of families. The property itself is light and airy, having recently been decorated and substantially improved throughout. Entrance lobby, generous lounge with feature staircase to the first floor, attractive fireplace and modern electric fire, gorgeous, re-fitted dining kitchen with integrated appliances and door out to the rear garden area. To the first floor there are two double bedrooms and a contemporary, shower room. Gas radiator central heating system and double glazing. No Onward chain. Private and enclosed rear garden with feature gravelling, patio and shed, gated access out to rear courtyard area with allocated parking.

£195,000

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Double Glazed Entrance Door to:

ENTRANCE LOBBY: radiator, double glazed window, door to:

LOUNGE: (front): 15'2 x 12'5, (4.62m x 3.78m), with measurements into under-stair recess, gorgeous, light and airy lounge with double glazed window, staircase up to the first floor, attractive feature fireplace with modern electric fire, radiator, door to:



DINING KITCHEN: (rear): 12'5 x 8'8, (3.78m x 2.64m), a stunning, high gloss range of base, wall and drawer units, contrasting worktops, integrated electric oven, gas hob, cooker hood, integrated fridge, single drainer sink unit with mixer taps, plumbed for automatic washing machine, integrated dishwasher, combination boiler, stylish tiled splashbacks, double glazed window, double glazed door out to the rear garden, radiator

FIRST FLOOR LANDING AREA: loft access with pull down ladders, we understand that the loft is mostly floored for storage purposes, double glazed window, door to:



BEDROOM ONE: (rear): 12'6 x 8'9, (3.81m x 2.67m), radiator, double glazed window

BEDROOM TWO: (front): 12'4 x 7'5, (3.76m x 2.26m), into recess, storage cupboard over stairs, radiator, two double glazed windows

SHOWER ROOM: fabulous, re-fitted shower room, comprising of, double, walk-in shower cubicle with chrome shower and additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, modern panelling to walls, spotlights to ceiling, laminate flooring, ladder radiator

EXTERNALLY: private, low maintenance patio garden with feature gravelling, fencing, shed, gated access to communal courtyard area with allocated parking



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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre Premises

Mobile Signal Coverage Blackspot: No

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

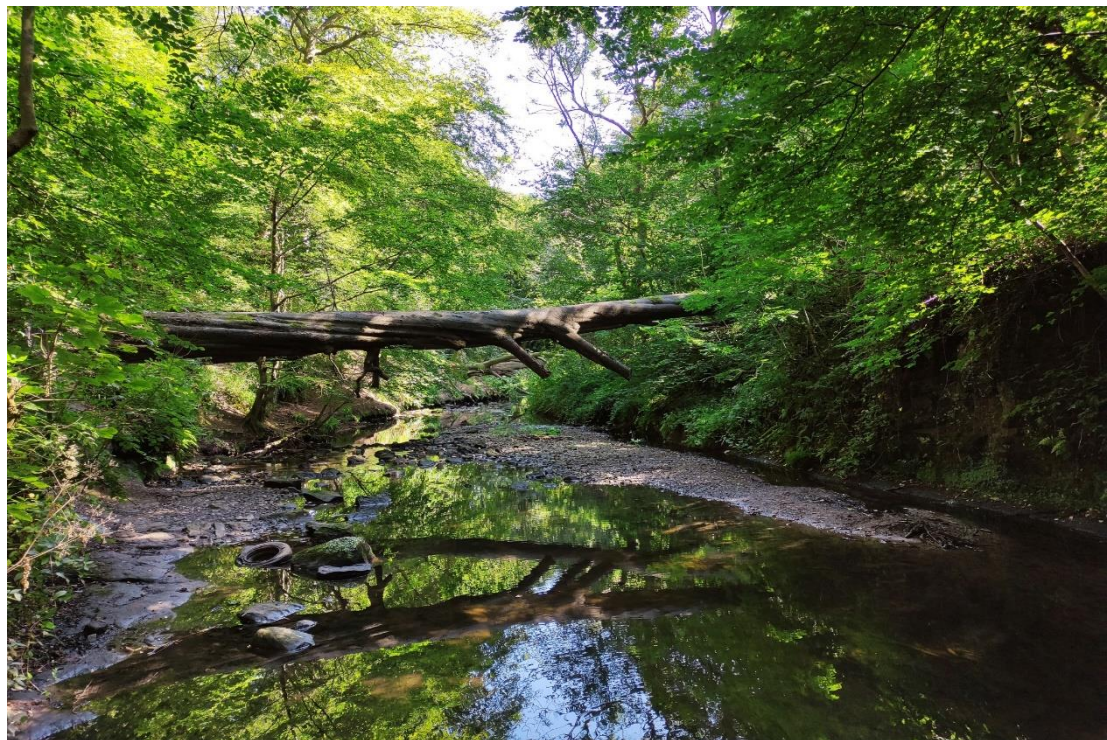
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

WB2690.AI.DB.16.09.2024.V.1





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

16 Branches across the North-East

