



## Swallow Drive Holystone

- Semi Detached
- Immaculate Condition
- Spacious Living
- Three Bedrooms
- FREEHOLD

**£ 240,000 Offers Over**



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# Swallow Drive

Holystone

## PROPERTY DESCRIPTION

Presenting an immaculate, semi-detached house for sale, perfect for families and couples alike. This property boasts a total of three bedrooms, two bathrooms, a modern kitchen and a spacious reception room.

Starting with the reception room is spacious and beautifully decorated with custom panelling, offering a grand space for relaxation or socialising with guests. The heart of this home is a modern kitchen equipped with state-of-the-art appliances. It features a generous dining space and natural light flooding in, creating a warm, inviting atmosphere. Additionally, it provides direct access to the garden, ideal for alfresco dining or entertaining.

The master bedroom is a well-lit, double room featuring built-in cupboards and an ensuite shower room. The second bedroom is another well-lit, double room, and the third is a single room suitable for a child or home office. Both bathrooms are in impeccable condition.

Unique to the property are features like off-street parking, a meticulously maintained garden, and the aforementioned custom panelling which adds a touch of elegance and refinement.

The property is ideally located with easy access to public transport links, local amenities, and schools, making it a perfect choice for families. Despite its convenience, the area remains peaceful, offering a serene living environment.

The house is energy efficient with an EPC rating of 'B' and falls under the council tax band 'C'. Overall, this property offers a blend of comfort, style, and practicality that would suit any discerning buyer.

Living Room: 15'11" (max) x 12'07" (max) - 4.85m x 3.84m

Kitchen: 12'00" x 15'06" - 3.66m x 4.72

W.C.

Bedroom One: 11'07" (max) x 11'04" - 3.53m x 3.45m

En-suite: 8'03" x 3'11" - 2.52m x 1.19m

Bedroom Two: 10'01" x 8'06" - 3.07m x 2.59m

Bedroom Three: 6'08" x 6'11" - 2.03m x 2.11m

Bathroom: 6'02" x 6'05" - 1.88m x 1.96m

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY FOR TWO CARS

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: B

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 The Property Ombudsman