

FOR
SALE

13 HOLMWOOD AVENUE, MONKSEATON NE25 8NF
£310,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- HIGHLY SORT AFTER RESIDENTIAL LOCATION
- TWO SPACIOUS RECEPTION ROOMS
- MODERN KITCHEN & CONSERVATORY
- WELL SIZED BATHROOM WC
- PRIVATE DRIVEWAY AND WEST FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

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ENTERANCE HALLWAY
14'7 x 5'11

RECEPTION ROOM
13'4 x 12'4

RECEPTION ROOM
12'5 x 12'4

KITCHEN
15'5 x 14'3

CONSERVATORY
9'3 x 8'8

STORAGE ROOM
18'8 x 5'9

LANDING
15'6 x 7'5

BEDROOM
14'3 x 7'9

BEDROOM
11'10 x 11

BEDROOM
11'6 x 9'3

BATHROOM
13'8 x 5'7

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Situated in the popular residential area of Monkseaton, Whitley Bay, this generously sized three bedroom semi detached property offers a fantastic opportunity for a wide range of buyers. Ideally located within a well established residential setting, the property is offered with no upper chain and boasts a fabulous location, generous proportions and huge potential to create a wonderful family home. The property also benefits from a private driveway and a west-facing rear garden.

The property is entered via a useful vestibule, leading into a spacious entrance hallway with doors providing access to two well-proportioned reception rooms and the modern, spacious kitchen. The first reception room benefits from a feature fireplace, creating a lovely focal point, while the second reception room has doors leading into a particularly bright and welcoming conservatory. The conservatory provides a fantastic additional living space and benefits from doors opening directly onto the rear garden.

The modern kitchen is both spacious and practical, offering plenty of room for everyday family life. There is also an additional storage room to the ground floor, providing valuable extra space.

To the first floor, the spacious landing provides access to three well-proportioned bedrooms and the family bathroom/WC. The bathroom is fitted with a panelled bath, separate walk-in shower and low-level WC.

Externally, the property benefits from a private driveway providing off street parking, while to the rear is a west-facing garden, offering an excellent outdoor space and the potential to enjoy the afternoon and evening sun.

With its generous accommodation, sought after residential location, private driveway, west-facing rear garden, no upper chain and scope for further improvement and personalisation, this property is sure to appeal to families, first-time buyers and those looking for a home with genuine potential.

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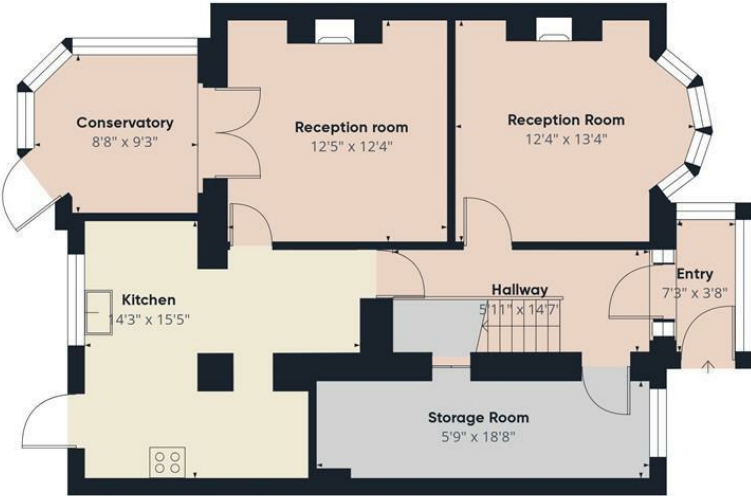


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Floor 0



Floor 1



Approximate total area⁽¹⁾
1309 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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