

**25 HOLM GREEN**  
WHITLEY BAY NE25 9SQ  
**£250,000**



- **TWO BEDROOM SEMI DETACHED HOUSE**
- **LOUNGE**
- **KITCHEN DINER**
- **BATHROOM & WC**
- **FRONT & REAR GARDENS**
- **DRIVEWAY PARKING**
- **ATTACHED GARAGE**
- **NO UPPER CHAIN & EPC RATING C**

This beautiful and well presented property is located within a sought after residential area, boasts a wealth of modern features and is ideal for a range of buyers.

This is a two bedroom house set over two floors. Ground floor: lounge, kitchen diner. First floor: Two bedrooms, bathroom, separate WC. Externally: front garden, rear garden, attached garage. The fabulous location, generous size and amazing condition of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful. The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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**VESTIBULE**

Enter through UPVC front door with glazed inserts, into welcoming vestibule with UPVC double glazed windows. Door leading to entrance hallway.



**ENTRANCE HALLWAY**

Light and spacious entrance hallway with UPVC double glazed window with stained glass inserts and single radiator, Stairs leading to first floor and doors leading to lounge and kitchen diner.



**LOUNGE**

**14'10" x 11'11"**

(measurements into ay and recess)

Bright and modern, front facing lounge with ceiling coving, UPVC double glazed bay window with stained glass inserts and single radiator. There is a feature fireplace with wooden surround, decorative tiles and cast iron insert.



**KITCHEN DINER**

**16'9" x 12'11"**

Fabulous, newly fitted, L shaped kitchen diner with space for a six seater dining table. Benefitting from matt wall, base and drawer units with contrasting worktops and one and a half bowl sink with drainer, mixer taps and tiled splash backs. There is a single oven with four ring induction hob and chimney hood over, Recess spotlights, two built in storage cupboards, double radiator and exposed chimney breast. UPVC double glazed French doors leading to rear garden.



**LANDING**

Spacious landing with UPVC double glazed stained glass window, single radiator and loft access. Doors leading to all bedrooms, bathroom and WC.

**BEDROOM ONE**

**12'8" x 11'10"**

(measurements into recess and bay)

Bedroom one is bright, modern and front facing with UPVC double glazed bay window with stained glass inserts and single radiator.

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**BEDROOM TWO**

**11'4" x 9'8"**

(measurement into recess)  
Bedroom two is modern and rear facing with UPVC double glazed window and single radiator.



South West facing, private, laid to lawn rear garden with mature shrubs, patio area and fenced and hedged boundary.

**BATHROOM**

**9'8" x 5'4"**

Spacious bathroom benefitting from paneled bath with shower over, partially tiled walls, vanity washbasin, UPVC double glazed obscured window and towel warmer.



**SEPARATE WC**

**4'7" x 2'6"**

WC with low level WC, ceiling spotlights and UPVC double glazed obscured window.



**GARAGE**

**14'3" x 8'6"**

Single attached garage with double wooden doors with obscured glazed inserts, plumbing for a washing machine, built in storage cupboard and combi boiler.



**FRONT GARDEN**

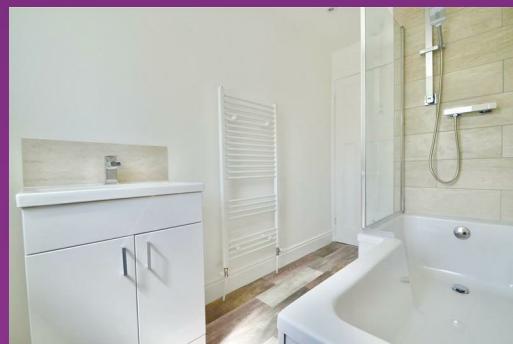
Private and low maintenance laid to lawn front garden with driveway parking, paved area, borders, fenced boundary to sides and walled boundary to front.

**REAR GARDEN**

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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.



#### 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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