

TO LET

6 HOLM GREEN, WHITLEY BAY NE25 9SQ
£775 PER CALENDAR MONTH



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM GROUND FLOOR FLAT
- SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS LOUNGE
- MODERN KITCHEN
- CONTEMPORARY SHOWER ROOM
- FRONT & REAR GARDEN
- EPC RATING C
- UNFURNISHED
- AVAILABLE MARCH

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ENTRANCE HALLWAY
2'10" x 14'1"

LOUNGE
11'9" x 10'10"

KITCHEN
7'3" x 10'5"

BEDROOM
10'7" x 9'9"

BEDROOM
9'9" x 6'9"

SHOWER ROOM WC
5'4" x 6'7"

FRONT GARDEN

REAR GARDEN

6 HOLM GREEN, WHITLEY BAY NE25 9SQ

This recently renovated ground floor flat is perfectly located in a sought after residential area. It displays a variety of modern features, is unfurnished, available March and is ideal for a range of tenants.

With over 500 square foot of accommodation, this two bedroom property consists of an entrance hallway with a spacious lounge, a modern kitchen with a range of units and contrasting worktops, single oven, induction hob and chimney hood with built in fridge freezer and washing machine,. There is also a contemporary shower room with walk in shower, vanity washbasin and low level WC. Externally there is a front and rear garden.

The superb layout , generous size and fabulous location of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

West Monkseaton is a highly attractive, very well established residential area set between the countryside and the coast. With very easy access to surrounding towns and villages, West Monkseaton is a great balance of everything needed. The local schools are excellent, the location is perfectly situated to enjoy all the benefits of Monkseaton Village and the public transport is very reliable.

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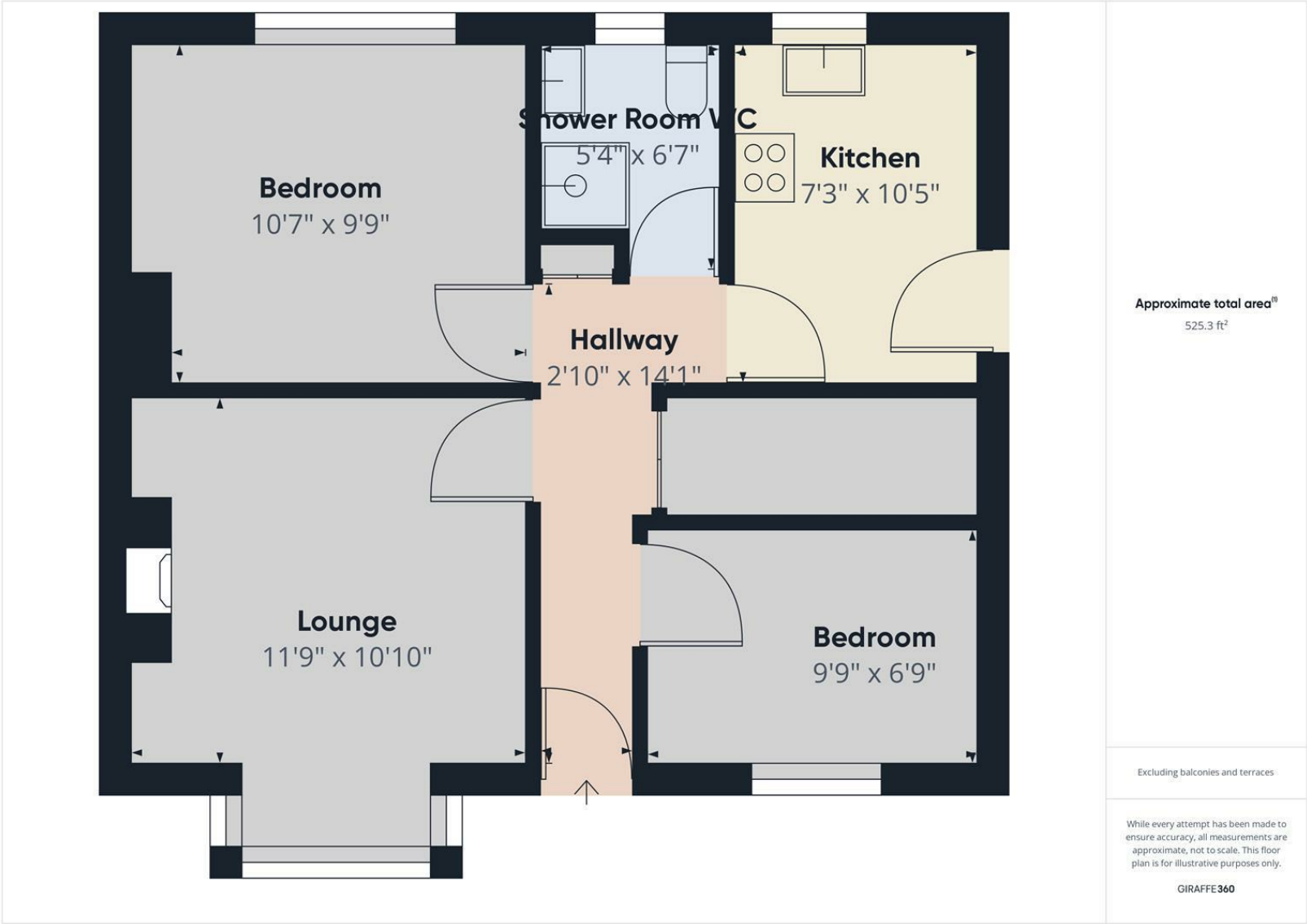


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SMOKE ALARMS

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	73	75
(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		

England & Wales

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