

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





📍 Chollerford Mews, Whitley Bay NE25 0TX

# Chollerford Mews, Whitley Bay NE25 0TX

**Offers Over £212,500**

Signature North East are delighted to welcome to the market this charming two-bedroom end-terraced home, ideally located in the heart of Holywell, just outside Seaton Delaval. Holywell Village enjoys a superb position only a few miles from Whitley Bay and Seaton Sluice, with excellent transport links for easy commutes to both the coast and Newcastle City Centre. The village itself offers a range of local shops, cafés, and pubs, while the picturesque Holywell Dene is right on the doorstep, providing beautiful nature walks. Well-regarded schools are close by, and a nearby train station further enhances convenient travel to Newcastle and beyond, making this an appealing location for families and professionals alike.

Upon entering, you are welcomed into a central hallway that leads to the spacious living room. This bright and airy reception area boasts a large window, filling the space with natural light and providing ample room for a variety of desired furnishings. The kitchen offers an abundance of storage and workspace with attractive wall and base units, complemented by sleek countertops. A classic Belfast sink, integrated hob, and oven complete the set-up, and from here you can step directly out to the rear garden.

Upstairs, the property continues to impress with two generously sized bedrooms, each capable of accommodating a double bed along with additional furnishings. Completing this floor is the well-appointed family bathroom, featuring a bathtub with an overhead shower, a hand basin, and a W.C., providing everything needed for comfortable everyday living.

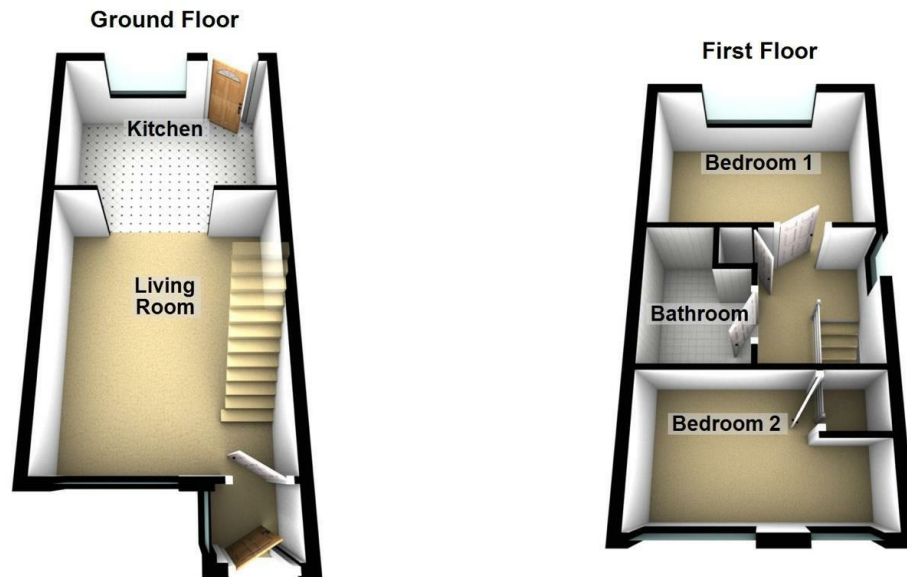
Externally, this home benefits from a large garden laid to lawn, ideal for outdoor furniture and perfect for relaxing or entertaining in the warmer months. Nearby shared resident car parks provide convenient parking for vehicles, at no added cost, adding to the overall practicality of this delightful property.

This property's tenure is freehold.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 58.2 sq. metres (626.1 sq. feet)

## Measurements:

Living Room  
15'2" x 12'5"


Kitchen  
8'11" x 12'5"

Bedroom One  
8'11" x 12'5"

Bedroom Two  
7'4" x 12'5"

Bathroom  
5'8" x 7'6"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News