



Holywell Dene Road | Holywell | NE25 0LB

**£250,000**

A rarely on offer and highly sought after detached bungalow, beautifully located within Holywell Village. With stunning walks on your doorstep and a real community vibe, with local bus routes, shops and village pubs on your doorstep. Benefiting from an enclosed, low maintenance rear patio garden, side patio, front garden and driveway, garage. Entrance hallway with storage, dual aspect lounge with feature fireplace and gas, stove fire, family dining kitchen with integrated double oven and hob, three bedrooms, stylish and contemporary shower room with walk-in shower. Gas warm air central heating system, double glazing.

ROOK  
MATTHEWS  
SAYER





3



1



1

**Detached Bungalow**

**Beautiful Village Location**

**Gorgeous Walks on Doorstep**

**Entrance Hallway**

**Dual Aspect Lounge**

**Family Dining Kitchen**

**Three Bedrooms**

**Stylish Re-Fitted Shower**

For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: laminate flooring, cloaks cupboard, door to:

LOUNGE: (dual aspect to front and side): 19'7 x 12'2, (5.97m x 3.71m), two double glazed windows, feature brick effect fireplace with gas stove fire, cornice to ceiling

DINING KITCHEN: (rear): 19'7 x 6'3, (5.97m x 1.91m), spacious family dining kitchen incorporating a range of base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, integrated double oven, electric hob, cooker hood, space for fridge freezer, plumbed for automatic washing machine, wood effect laminate, two double glazed windows, double glazed door out to the side and rear garden

INNER HALLWAY: (off lounge): loft access with pull down ladders, we understand that the loft is fully boarded for storage purposes, laminate flooring, door to:

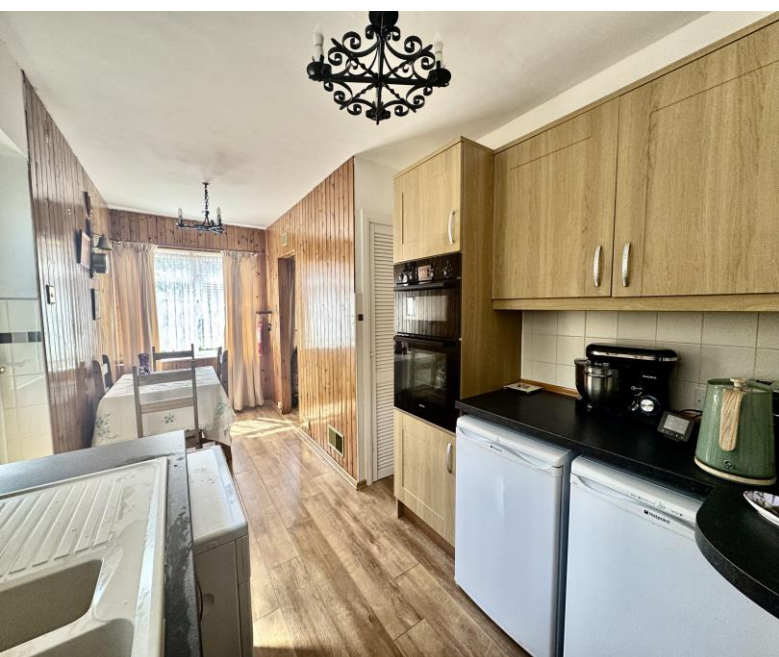


**T: 0191 2463666**

[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

ROOK  
MATTHEWS  
SAYER







**SHOWER ROOM:** stylish and contemporary re-fitted shower room, showcasing, shower cubicle, chrome shower, vanity sink unit with mixer taps, low level w.c with push button cistern, tiled floor, fully tiled walls, panelled ceiling with spotlights

**BEDROOM ONE:** (rear): 11'4 x 9'7, (3.45m x 2.92m), double glazed window

**BEDROOM TWO:** (rear): 12'5 x 8'7, (3.78m x 2.82m), double glazed window

**BEDROOM THREE:** (side): 8'1 x 7'9, (2.45m x 2.36m), double glazed window

**EXTERNALLY:** private and enclosed, low maintenance rear patio garden with paving, borders and side path, providing access to the garage and gated access to the front garden and driveway

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas/Electric

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

## 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: D

## EPC RATING: D

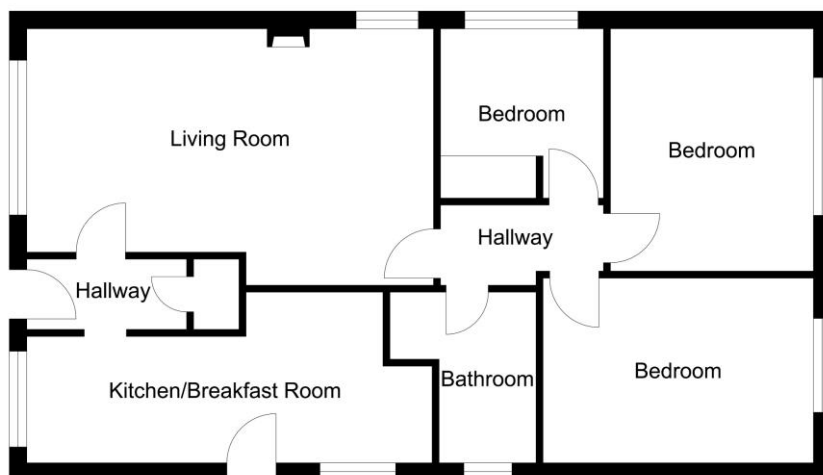
WB3200.AI.DB.04.07.2025.V.1



**T: 0191 2463666**

[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

ROOK  
MATTHEWS  
SAYER



## 30 Holywell Dene Road

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.

Version 1

## FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER