



Dene Street | Holywell | NE25 0LT

£195,000

Beautiful village location, just a short walk from Holywell Dene, gorgeous walks, local shops, restaurants and bars. Local schools are also close by, with the whole village offering a real "community vibe". This lovely, extended, cottage style family terrace has a generous front garden, spacious entrance hallway, lounge with attractive feature fireplace and modern electric fire. The family dining kitchen is stylish and well presented with integrated appliances, family room/study with large Velux window allowing maximum light into the room, rear boot room, perfect for bikes/surf or paddle boards, door out to the town garden. The first floor showcases three double bedrooms and a contemporary shower room. With no onward chain and a fabulous location, Dene Street won't be available for long! We can't wait for you to see it!

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Impressive and spacious hallway with spindle staircase up to the first floor, high gloss tiled floor, radiator, cornice to ceiling, door to:

LOUNGE: (front): 13'4 x 11'5, (4.06m x 3.48m), into alcoves, attractive feature fireplace, modern electric fire, high gloss tiled floor, radiator, picture rail, cornice and ceiling rose, double glazed window

DINING KITCHEN: (rear): 16'2 x 10'8, (rear): (4.93m x 3.25m), a gorgeous, stylish family dining kitchen, incorporating a range of cream, base, wall and drawer units, co-ordinating worktops, integrated electric oven, hob, cooker hood, one and a half bowl sink unit with mixer taps, double glazed window, picture rail, spotlights to ceiling, integrated washing machine and dryer, electric radiator, large storage cupboard, door to:

FAMILY ROOM/STUDY: (rear): 10'2 x 6'6, (3.10m x 1.98m), Velux window, radiator, laminate flooring, combination boiler, door to:

BOOT ROOM: excellent for bikes/paddleboards/surfboards or general storage, double glazed door out to the town garden



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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FIRST FLOOR LANDING AREA: cornice to ceiling, door to:

BEDROOM ONE: (front): 12'5 x 8'9, (3.78m x 2.57m), into alcoves, plus recess, radiator, double glazed window, cornice to ceiling

BEDROOM TWO: (rear): 10'3 x 8'2, (3.12m x 2.48m), radiator, double glazed window, cornice to ceiling

BEDROOM THREE: (front): 13'2 x 8'9, (4.01m x 2.67m), "L" shaped, maximum measurements, radiator, double glazed window, loft access with pull down ladders, partially floored for storage

SHOWER ROOM: 8'4 x 7'3, (2.54m x 2.21m), contemporary shower room, showcasing, shower cubicle, chrome shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, radiator, double glazed window, modern tiling, extractor

EXTERNALLY: enclosed front garden with wall and gated access, private rear town garden with artificial lawn, patio area, walled with gated access out to the rear lane

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: On street

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: B

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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