



Biscop Court, Holystone, NE27 0HG

£170,000

A rather special, modern three-bedroom semi-detached home, built by Bellway in 2018 on Biscop Court. Situated in a cul-de-sac on this highly desirable development the entrance lobby gives access to a convenient guest w.c, and a fabulous spacious lounge providing a light and comfortable living space which flows seamlessly in to a stunning open plan kitchen with integral appliances. The dining area has French doors to enclosed rear garden which offers a great outdoor space for hosting summer gatherings. Upstairs there are three bedrooms en suite to master and a stylish family bathroom. To the front there is the added benefit of a double width driveway providing off street parking. A fantastic home truly worthy of an early inspection to secure.

The property is being marketed at 65% of current market value under the affordable housing scheme: conditions apply, contact the branch for further details.

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Superb Semi Detached

Beautifully Presented

Three Bedrooms

En- Suite / Ground Floor w.c

Cul- de- Sac Position

Well Kept Garden To The Rear

Double Width Driveway

Early Inspection Essential

ENTRANCE HALLWAY:

Double glazed entrance door, tiled floor, radiator door to:

DOWNSTAIRS CLOAKS/W.C.:

Wash hand basin, low level w.c., radiator, tiled splash back, tiled floor.

LOUNGE: (front): 15'08 Max x 12'6, (4.78m x 3.83 m), Double glazed window to front, radiator.

KITCHEN DINER: (rear): 15'4 x 8'08, (4.67m x 2.64m), fabulous kitchen diner, incorporating a range of wall and base units, integrated electric oven, gas hob, cooker hood, and fridge freezer. Space for dish washer, sink unit with hot and cold mixer taps, part tiling to walls. Spotlights to ceiling, double glazed window and French doors to rear.

FIRST FLOOR LANDING AREA

Access to roof space.

FAMILY BATHROOM: Gorgeous, fitted bathroom with mirrored wall, comprising of: panelled bath, low level w.c, part tiled walls, radiator. Extractor fan. Shaver point and spotlights to ceiling.

BEDROOM ONE: (rear): 11'04x 11'02 plus fitted wardrobes (4.45m x 3.40m), plus fitted wardrobes, built in cupboard double glazed window, radiator, door to:

EN-SUITE SHOWER ROOM: Contemporary and stylish en suite with mirrored wall: comprising of, shower cubicle with mains shower pedestal wash hand basin, low level w.c with push button cistern, part tiled walls, shaver socket, spotlights to ceiling.

BEDROOM TWO: (front): 10'11 x 8'5, (3.33m x 2.57m), Double glazed window to front, radiator.

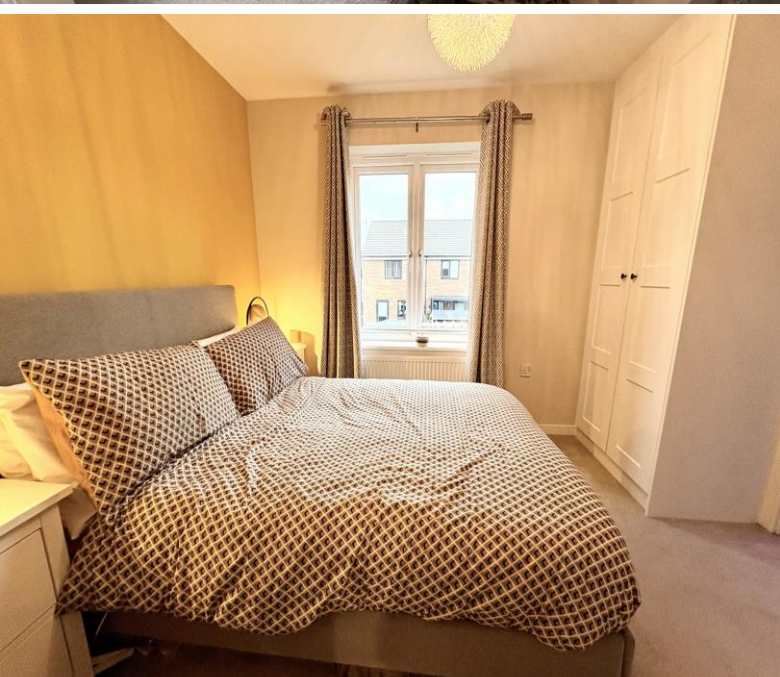
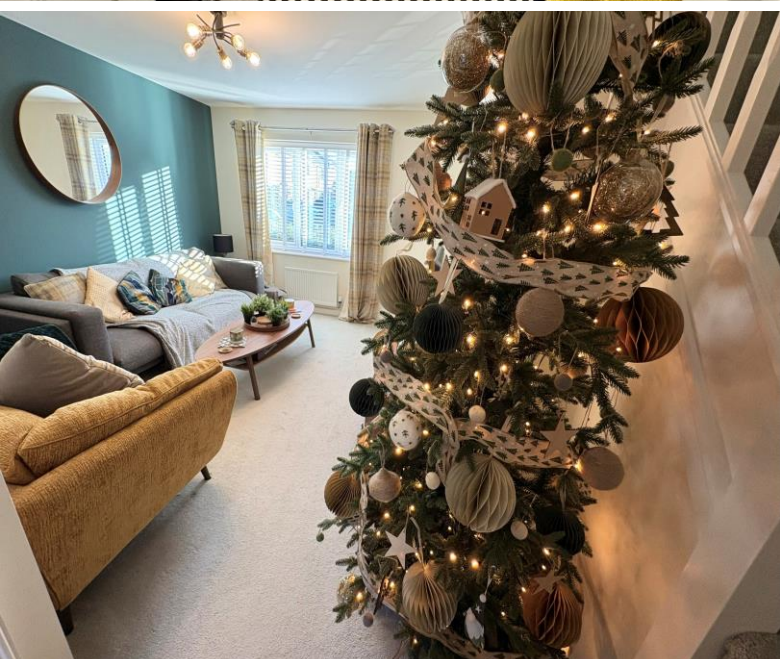
BEDROOM THREE: (front): 6'7 x 6'06, (2.00m x 1.98 m), Double glazed window to front, radiator.

EXTERNALLY: An attractive, well kept enclosed garden to the rear with wood pergola, lawned area and paved patio, well stocked borders and garden shed. External water supply and gated access to the front. To the front the garden has planted borders and a convenient double width driveway.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Double Width 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.

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone1

Known safety risks at property (asbestos etc...): No

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

The property is being marketed at 65% of the current market value under the Affordable Housing Scheme. To be eligible for the discounted home the buyer must be unable to buy on the open market (defined as a household income below £60,000 per annum) and meet at least one of the following criteria:

- 1: At least one of the households is currently living or has lived within the north Tyneside for 3 or more years.
- 2: At least one of the householders is currently working in and has worked in the North Tyneside for 3 years or more.
- 3: At least one of the householders meets special circumstances which the council agree will make a household eligible for intermediate affordable housing. Please contact the council if you believe special circumstances apply.

The discounted sale price must not exceed 65% of the properties open market value.

Strict criteria applies, please contact the branch for clarification.

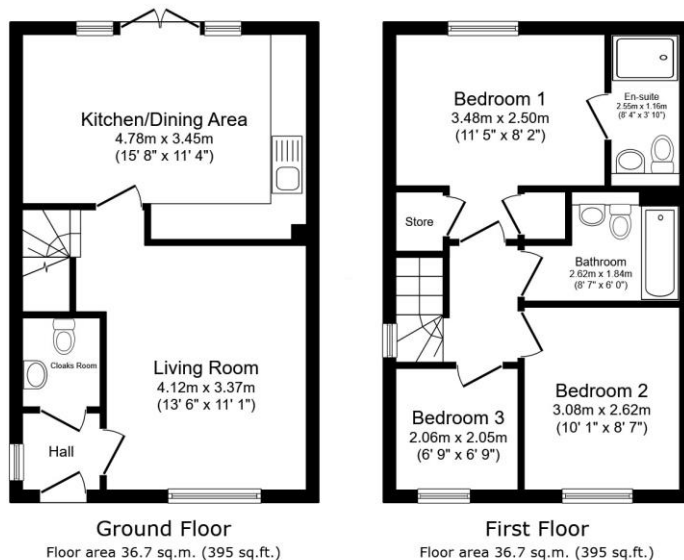
COUNCIL TAX BAND: C

EPC RATING: B

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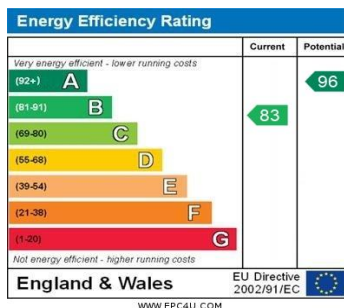
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Total floor area: 73.3 sq.m. (789 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

FLOORPLAN



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.

