



Swallow Drive | Holystone | NE27 0PJ

£280,000

Presenting an immaculate semi-detached home on Swallow Drive, a highly sought after development in Holystone, within easy access to the A19, public transport links and schools making it perfect for young professionals and families alike. Step inside the impressive home and you are greeted with a lovely lounge to the front ideal for relaxing, this leads to a rear hallway and access to the useful guest w.c. The real show stopper is the superb open plan dining kitchen to the rear boasting a contemporary range of wall and base units and integral appliances. The French doors provide direct access to the rear garden and flood the room with natural light making it a vibrant and airy space ideal for cooking and entertaining. Upstairs the property boasts three generously sized bedrooms, a stylish En suite and family bathroom. Externally you will find well-kept gardens to front and rear plus off street parking leading to integral garage. This an excellent opportunity to acquire this superb home with many upgrades from new in 2019 and with the added benefit of the remaining NHBC, an early inspection is a must to secure.

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Semi-detached

Beautifully Presented

Stylish Modern Interior

Stunning Dining Kitchen

Three Bedrooms

En Suite & Guest W.C.

Gardens

Garage & Off-Street Parking

ENTRANCE:

Lobby leading to lounge.

LOUNGE: (front): 12'06 x 15'3, (3.68m x 4.64m)

Generous lounge to front ideal for relaxing, double glazed window to front and double radiator.

INNER LOBBY:

Staircase to first floor and door to WC.

DOWNSTAIRS CLOAKS/W.C.:

Double glazed window to side, part tiled walls, tiled floors, low level WC, pedestal hand wash basin and radiator.

BREAKFAST KITCHEN: (rear): 19'8 x 9'4, (5.99m x 2.84m),

Fantastic open plan kitchen, fitted with a range of wall and base units, 1 ½ bowl sink unit, integrated fridge and freezer, space for washing and tumble dryer. Wall mounted combination boiler in unit, understairs cupboard, spotlights to ceiling. Double glazed window and French doors leading to the lovely rear garden.

FIRST FLOOR LANDING AREA:

Access to roof space, radiator and airing cupboard.

BEDROOM ONE: (rear): 12'4 x 15'01, (3.75m x 4.5m) max

Spacious double bedroom with double glazed window to rear, radiator and door to:

EN-SUITE SHOWER ROOM:

Pedestal wash hand basin, step in shower cubicle with main double headed shower, spotlights to ceiling, heated towel rail, part tiled walls and tiled floor.

BEDROOM TWO: (front): 10'9 x 11'4, (3.27m x 3.45m)

A second double bedroom with double glazed window to front and radiator.

BEDROOM THREE: (front): 9'6 x 7'3, (2.89m x 2.2m)

Double glazed window to front and radiator.

FAMILY BATHROOM:

Stylish and contemporary bathroom comprising of white three-piece suite, pedestal wash hand basin, low level WC, part tile walls, spotlights to ceiling and radiator.

EXTERNALLY:

To the front you'll find a lawned area, a paved walkway, off street parking leading to the garage and hedged boundaries. The rear is mainly lawned with patio areas, external water supply and fenced boundaries with solar lighting.

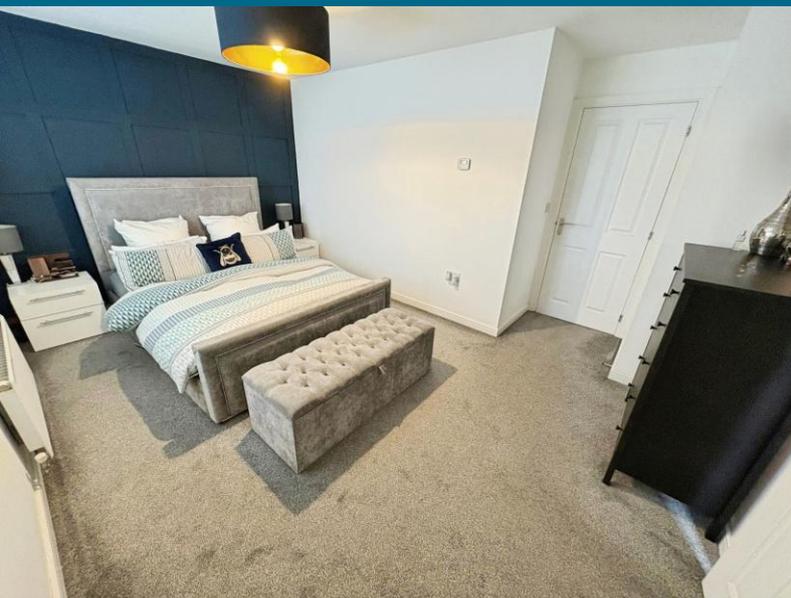
GARAGE:

Integral garage with up and over door and lighting power points.

T: 0191 266 7788

Foresthall@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Garage and Driveway

AGENTS NOTES:

Maintenance fee to be paid once estate is completed, TBC

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.

RESTRICTIONS AND RIGHTS

Listed? NO
Conservation Area? NO
Restrictions on property? NO
Easements, servitudes or wayleaves? NO
Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO
Risk of Flooding: ZONE 1
Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality:
NO
Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

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: C

EPC RATING: B

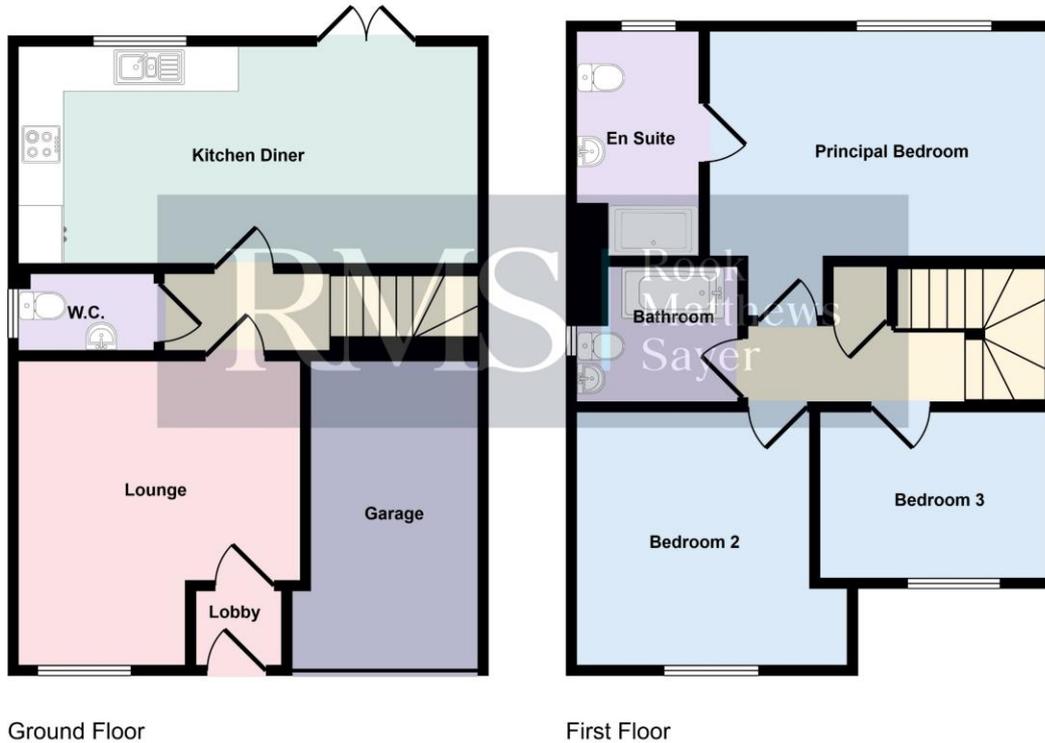
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.



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