



Valley Road | Holywell | NE25 0LG

£220,000

Boasting a wonderful location in this highly sought after village, with gorgeous walks on your doorstep, local amenities, school, bus routes and a short drive to the newly operational train station, Holywell Village offers a fantastic lifestyle for families, couples and individuals. Enjoy summer evenings with walks to your local village pubs or make the most of the large enclosed garden that Valley Road benefits from. The current owner has thoughtfully re-designed and upgraded the property to make the most of family living, dining and entertaining, with a large, impressive hallway showcasing ample bespoke storage. At the heart of the home, a beautifully open lounge, centred around a charming multi-fuel burner with exposed chimney breast and recess flows effortlessly into a stunning dining kitchen - creating the perfect space for both cosy evenings and stylish entertaining. The kitchen benefits from ample workspace and integrated appliances, overlooking the rear garden area. The ground floor bathroom is bright, airy and modern with shower off the bath. To the first floor there are three double bedrooms, the principal bedroom with a large, walk-in storage cupboard, with potential to create a study/dressing area or potentially a w.c., (subject to necessary checks). Large enclosed rear garden with patio and shed, access from the garden area to the front. No onward chain!

RMS | Rook
Matthews
Sayer



3



1



1

Beautiful Village Location

Family Semi-Detached Home

Lounge with Multi-Fuel

**Open Through to Stylish
Kitchen**

Impressive Hallway

**Contemporary Downstairs
Bathroom**

Three Superb Sized Bedrooms

Large, Enclosed Rear Garden

For any more information regarding the property please contact us today



T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

Double Glazed Entrance Door with Feature Arch: into:

ENTRANCE HALLWAY: turned feature staircase up to the first floor, under-stair storage with pull-out bespoke space, large additional under-stair cupboard with light, housing combination boiler, wood effect laminate, double glazed door to the rear garden, radiator, door to bathroom, door to:

OPEN PLAN LOUNGE/DINING KITCHEN: (dual aspect): 22'0 x 11'9, (6.71m x 3.58m), a fabulous, re-designed, open plan, family living and dining kitchen. Showcasing a stunning, multi-fuel burning stove with feature mantel, exposed brick recess and chimney breast, tiled hearth, radiator, double glazed window, wood effect laminate flooring, a stylish and contemporary range of base, wall and drawer units, contrasting worktops, integrated double oven, induction hob, dishwasher, washing machine, single drainer sink unit with mixer taps, spotlights to ceiling, tiled splashbacks, double glazed window, overlooking the rear garden area

BATHROOM: Gorgeous family bathroom, presenting with bath and shower off, sink unit with mixer taps, low level w.c. with push button cistern, tiled floor, chrome ladder radiator, modern tiling to walls, extractor fan, two double glazed windows

FIRST FLOOR LANDING AREA: loft access with pull down ladders, double glazed window, door to:

BEDROOM ONE: (front): 11'9 x 11'8, (3.58m x 3.56m), plus depth of recess and large walk in storage cupboard, with potential for study area/w.c., (subject to necessary checks), double glazed window, radiator

BEDROOM TWO: (rear): 10'4 x 9'8, (3.15m x 2.95m), radiator, double glazed window, laminate flooring

BEDROOM THREE: (rear): 10'1 x 8'5, (3.07m x 2.57m), radiator, double glazed window

EXTERNALLY: Large, enclosed rear garden with shed, patio, gated access through to the front of the property, not directly overlooked to the rear

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTP

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: Pending

WB3712.AI.DB.02.04.2026.V.2

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.

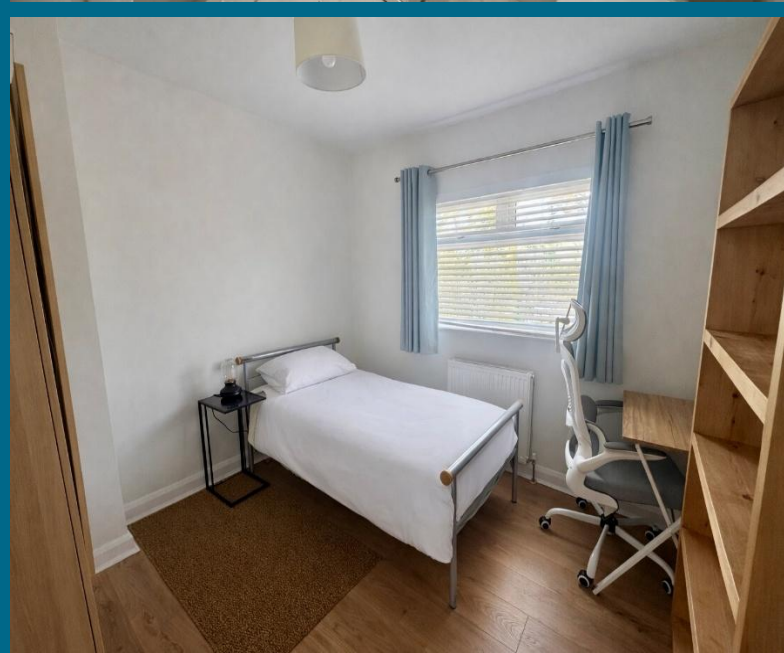
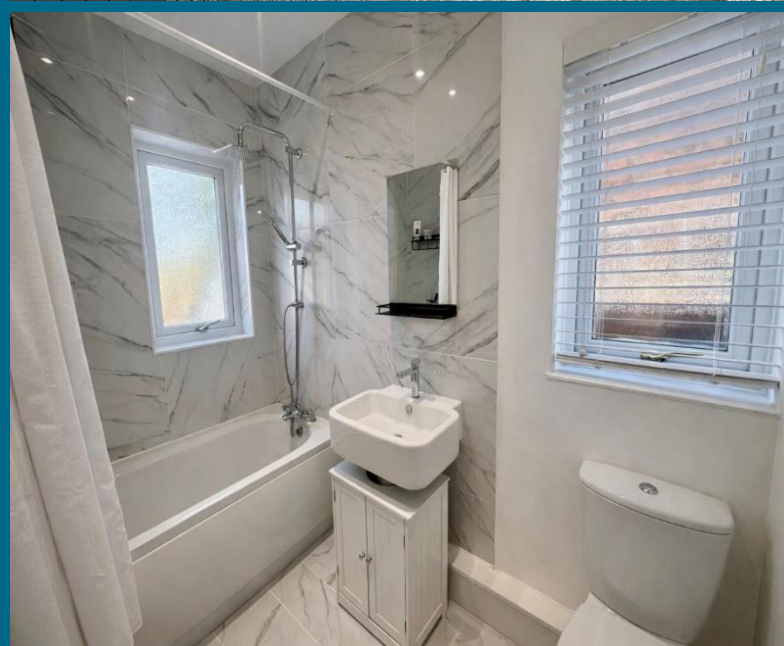
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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 relation to this property.



T: 0191 2463666

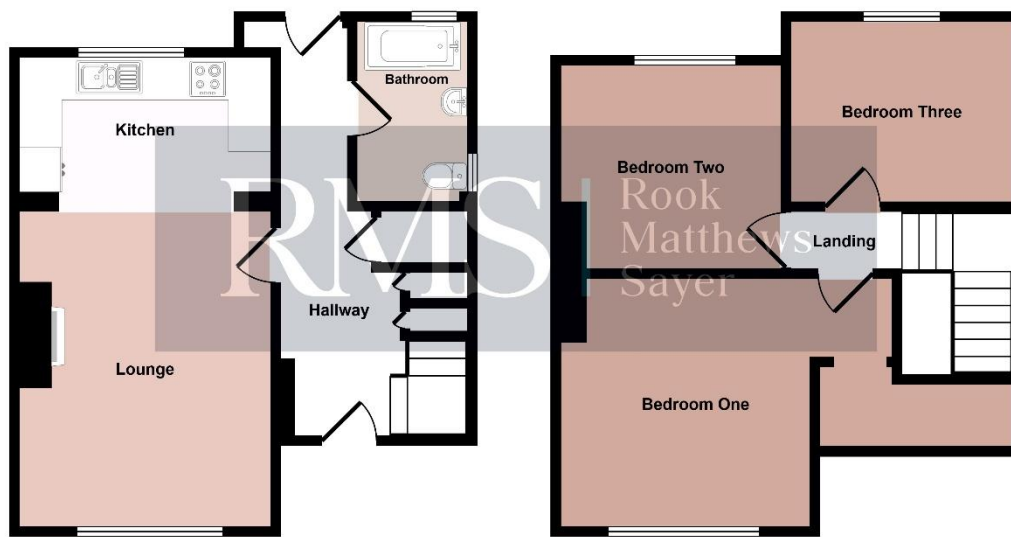
Branch whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



T: 0191 2463666
Branch whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Ground Floor

First Floor

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.