



Swallow Drive | Holystone | NE27 0PJ

Asking Price: £240,000

This three-bedroom semi-detached house is offered for sale in Holystone, Newcastle upon Tyne, providing well-planned accommodation suited to a range of buyers. The ground floor comprises a reception room and a kitchen, together with a downstairs W.C. The layout supports defined living and dining space, with the kitchen serving as a practical hub for day-to-day use. Upstairs, the property offers three bedrooms, including a master bedroom with ensuite, plus a family bathroom. The home has an EPC rating of B and falls within council tax band C. Holystone is a residential area to the north-east of Newcastle, positioned for access to both the coast and city. Nearby you will find local amenities in Shiremoor, West Allotment and Benton, as well as larger retail and leisure options at Silverlink Shopping Park and Cobalt Business Park. The North Tyneside coastline, including Whitley Bay and Tynemouth, is accessible by road for seafront walks and leisure. For schooling, the area is served by a selection of primary and secondary schools in Holystone and neighbouring communities, making it a practical choice for families. Transport links are a key feature of this location. Local bus routes connect Holystone with Newcastle city centre and coastal destinations. Shiremoor Metro station is accessible by a short drive or cycle, offering regular services towards Newcastle, Whitley Bay and Tynemouth, with journeys to Newcastle city centre typically around 20-25 minutes. Road connections to the A19 and Coast Road provide convenient access across the wider Tyneside area.

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Semi-detached house

Driveway

Three bedrooms

EPC: B

Master bedroom with ensuite

Council tax band: C

Downstairs W.C.

Tenure: Freehold

PROPERTY DESCRIPTION:

ENTRANCE DOOR to

ENTRANCE HALLWAY

DOWNSTAIRS CLOAKS/W.C.: Low level W.C., pedestal wash hand basin, fitted mirror, part tiled walls, tiled flooring, extractor fan, radiator.

LOUNGE: (front): 15'7 at max point x 12'5 max (4.75m x 3.78m)
UPVC double glazed window to front, understairs storage area, laminate flooring.

KITCHEN/DINING: (rear): 15'4 max x 11'8 max (4.67m x 3.56m)
UPVC double glazed windows to rear, French doors opening to the rear garden, fitted wall and base units with work surfaces incorporating; 1 ½ bowl sink unit with mixer tap, induction hob, extractor hood, built in electric oven, integrated dishwasher, integrated washing machine, integrated fridge freezer, tiled floor.

FIRST FLOOR LANDING AREA: Access to part boarded loft space.

FAMILY BATHROOM: Gorgeous, re-fitted bathroom, comprising of, bath with tiled panel, hot and cold mixer taps and shower off, floating vanity sink unit with mixer taps, low level w.c. with push button cistern, fully tiled walls and floor, chrome ladder radiator, two double glazed windows.

BEDROOM ONE: (rear): 11'6 max x 11'2 max (3.51m x 3.40m)
Fitted bedroom furniture and shelving, two good sized storage cupboards, UPVC double glazed windows to rear, door to

EN-SUITE SHOWER ROOM: Low level W.C., pedestal wash hand basin, step in shower with mains powered rainfall shower, sliding glass shower screen, shaver point, radiator, spotlights to ceiling, tiled floor.

FAMILY BATHROOM: Three-piece suite briefly comprising low level W.C., pedestal wash hand basin, panelled bath with electric shower over, part tiled walls, fitted mirror, extractor fan, radiator, tiled flooring.

BEDROOM TWO: (front): 10'0 into robes x 8'6 (3.05m x 2.59m)
UPVC double glazed window to front, built in wardrobes and furniture, radiator.

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

EXTERNALLY:

Double drive to front.

Gate to rear garden.

Rear garden; Mainly laid to lawn, fenced boundaries, decked area with pergola, paved areas, shed with lights and power points.

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PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: 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.

AGENTS NOTE

Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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 / LOW RISK

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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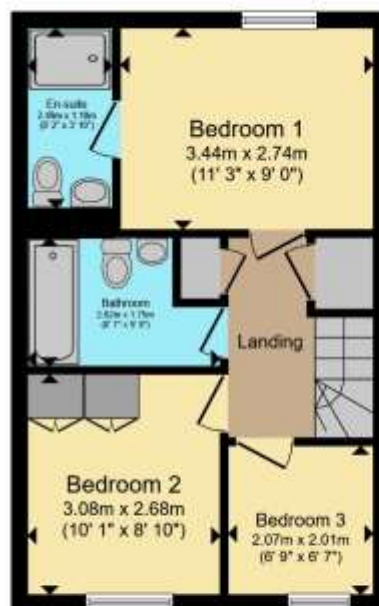
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Ground Floor



First Floor

Total floor area 72.3 m² (778 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

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