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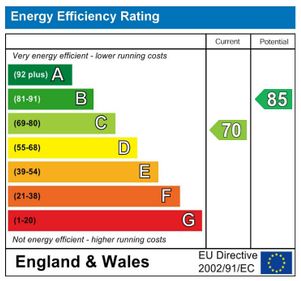
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Denham Drive, Holywell Village









Important Information
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £215,000

Description

SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED WITHIN THE SOUGHT AFTER AREA OF HOLYWELL VILLAGE OFFERED WITH NO UPPER CHAIN

We welcome to the market this spacious three bedroom semi-detached home, located within this popular residential area of Holywell Village. Benefitting from good sized accommodation, open-plan living, private rear garden, garage and driveway parking.

Briefly comprising; Practical entrance porch leads into a welcoming hallway, connecting to the principal rooms of the ground floor and housing stairs to the first floor.

To the front, the bright and inviting living space is well proportioned, presenting an open plan layout into the dining area, equipped with sliding doors out to the garden. The dual aspect floods the spaces with natural light, finalised with a feature fireplace housing an electric fire.

Progressing into the rear of the home, the functional kitchen is furnished with a variety of wall, base and drawer units including an integral oven and hob, in addition to designated space for further appliances and breakfast bar. From here, the convenient utility space can be accessed, leading out to the rear garden and garage.

Upon the first floor, the central landing provides access to all three bedrooms plus the family bathroom. Two of the three bedrooms are double in size, whilst the third bedroom offers a versatile space.

Finalising the home, the family bathroom is well sized, equipped with a WC, pedestal wash basin and bath with shower overhead.

Externally, the private rear garden is south facing and of a good size. Low maintenance in design, the garden is predominantly laid to gravel, with patio areas and side access to the front of the home, whereby a small garden sits aside the driveway leading up to the garage.

Holywell Village offers the perfect mix of rural yet still central living. Situated a short drive from the coastal towns of Whitley Bay and Seaton Sluice, the village itself has a local primary school in addition to various local amenities, transport links, pubs and cafes, as well as routes to a variety of pleasant walks such as Holywell Dene and the Wagonways. Seaton Delaval train station is only a five minute drive from the village, ensuring Newcastle City Centre is only a short train journey away.

Entrance Hallway

Living Room
14'4" x 11'5"

Dining Room
10'9" x 8'8"

Kitchen
10'11" x 8'7"

Utility Room
8'3" x 8'0"

Landing

Bedroom One
11'8" x 9'9"

Bedroom Two
11'10" x 8'7"

Bedroom Three
8'9" x 7'7"

Bathroom
8'8" x 5'5"

Garage

Front & Rear Gardens

Driveway

Tenure
Freehold









