





- Great Location
- Three Bedrooms
- Driveway and Garage
- Freehold
- Viewing Recommended
- Semi Detached Home
- Ideal Family Home
- Short Drive to Beach
- Council Tax Band *B*
- Call For More Information





**** Video Tour on our YouTube Channel |
<https://youtu.be/W7AFHqBgc94> ****

Jan Forster Estates are delighted to welcome to the market this immaculately presented three-bedroom semi-detached home, ideally positioned on a sought-after residential street in Holywell Village.

The location is a charming and well-established residential area nestled in the heart of Northumberland, offering a peaceful semi-rural setting while still being within easy reach of essential amenities and major transport links. The village is known for its welcoming community, scenic surroundings, and easy access to beautiful countryside and the coast.

Briefly comprising to the ground floor: - a bright and airy entrance hallway leading through to a spacious lounge with a box bay window allowing plenty of natural light to flood the room. There is a well-appointed kitchen dining room, complete with modern units, integrated appliances, centre island and French door access to the rear. To the first floor, there are three well-proportioned bedrooms and a contemporary family bathroom WC, finished to a high standard with modern fittings and stylish décor. The property further benefits from gas central heating, double glazing.

Externally, the home boasts a generous South-facing rear garden, perfect for outdoor entertaining or relaxing with the family. To the front, there is a paved driveway leading to the attached garage.

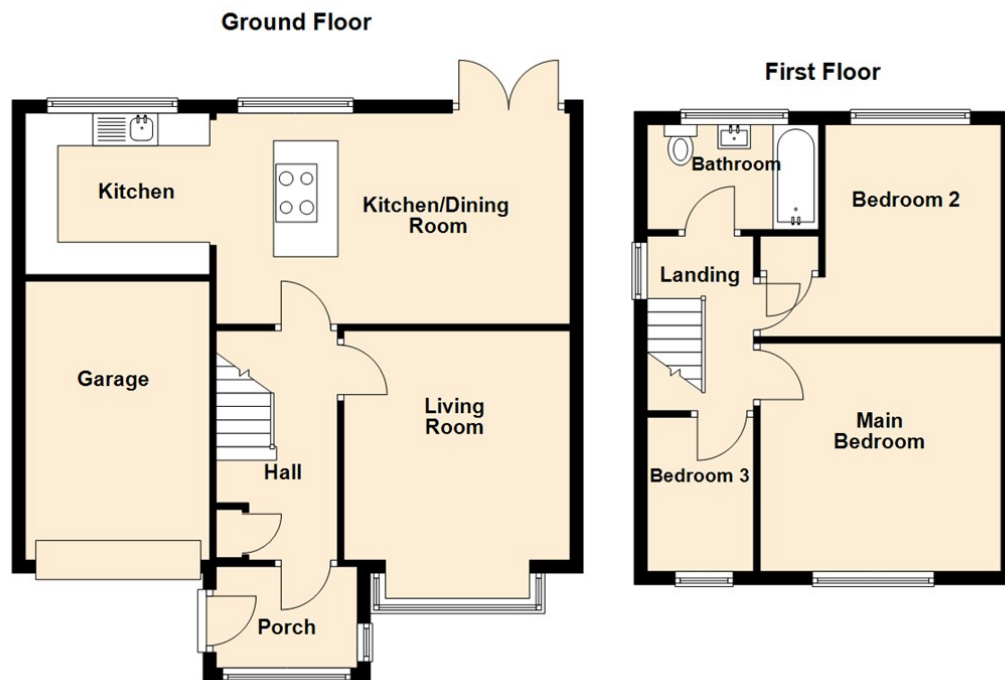
For more information and to book a viewing, please contact our Tynemouth branch on 0191 257 2000.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *B*.





Lounge 11'6" x 11'4" (3.52 x 3.47)

Kitchen 9'3" x 8'1" (2.83 x 2.48)

Dining Area 17'9" x 10'7" (5.43 x 3.24)

Main Bedroom 12'1" x 11'6" (3.70 x 3.51)

Bedroom Two 12'1" x 10'7" (3.70 x 3.25)

Bedroom Three 7'9" x 5'4" (2.37 x 1.63)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	81
England & Wales <small>EU Directive 2002/91/EC</small>		

The difference between house and home

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www.janforsterestates.com

Gosforth
High Heaton
Tynemouth

Property Management Centre

0191 236 2070
0191 270 1122
0191 257 2000
0191 236 2680

