

# SIGNATURE

by Mark Small

NORTH EAST



HORSLEY GARDENS,  
HOLYWELL, NE25 0TU

# Horsley Gardens, Holywell, NE25 0TU

A fantastic opportunity has arisen to the market to acquire this well presented three bedroom detached house, ideally located within the popular and sought after area of Holywell. The property benefits from no onward chain, has been well designed throughout and offers a great opportunity to own a family home in this area.

The property begins briefly with an entrance vestibule, which flows into the bright and welcoming living room, benefitting from a feature fireplace and generous amounts of natural light. There is open plan access from the living room through to the well presented sitting room, showcasing sliding door access into the sun trap conservatory and access into the extensive dining kitchen. The kitchen itself boasts attractive worktops and fitted wall, base and drawer units.

To the first floor of the property there are three generously sized bedrooms, one of which offers an en-suite.

Completing the attractive property there is a three piece family bathroom with tiled walls and flooring.

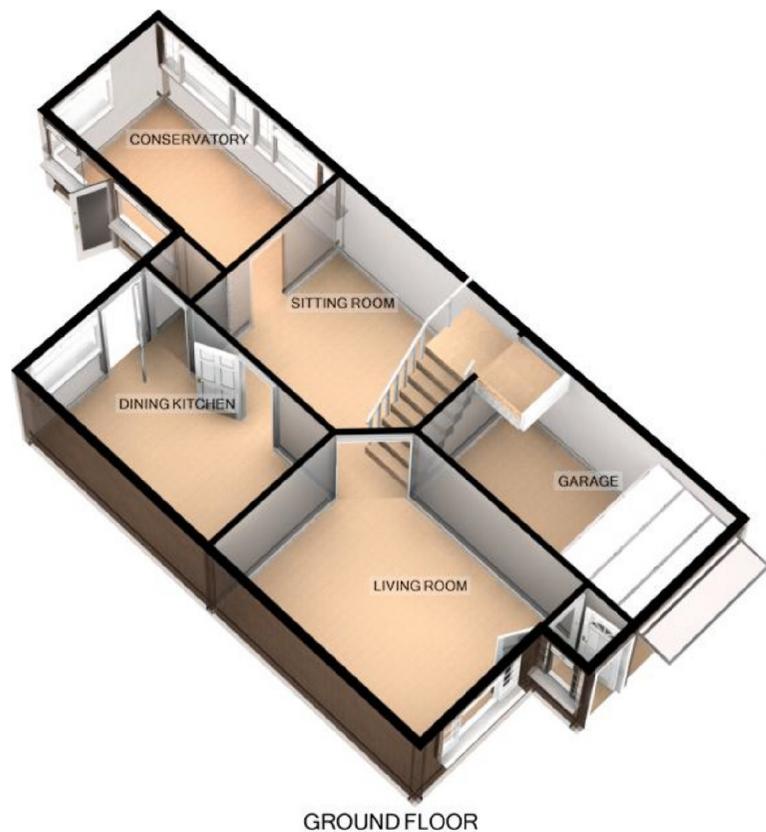
Externally, the property offers a driveway and integral garage, for safe and secure parking, and a well maintained front garden. To the rear of the accommodation is the mainly decked garden with a low maintenance lawn and bordering shrubbery for additional privacy.

Whitley Bay is a sought after and popular residential area idyllically positioned close to the beautiful North East coastline. It has access to major road links as well as highly regarded schooling at all levels. The centre of Whitley Bay offers a wide range of shops, cafés, restaurants and entertainments.

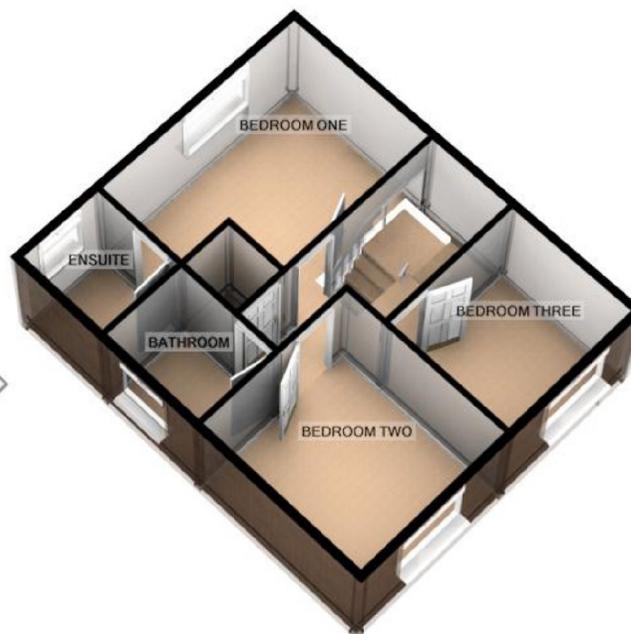
**Offers over £210,000**



# Property Floorplan



GROUND FLOOR



FIRST FLOOR

## Measurements:

LIVING ROOM 14'3 X 11'7

SITTING ROOM 12'10 X 10'8

DINING KITCHEN 13'6 X 9'2

CONSERVATORY 13'0 X 8'8

BEDROOM ONE 14'4 X 9'9

EN-SUITE 6'0 X 5'5

BEDROOM TWO 10'11 X 10'2

BEDROOM THREE 9'9 X 8'3

BATHROOM 6'8 X 5'5

GARAGE

**EPC Rating B**

HORSLEY GARDENS, HOLYWELL, WHITLEY BAY

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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"I recently let my property through Signature. Every member of the team that I dealt with were friendly, professional and efficient." - Barry

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