

SIGNATURE

by Mark Small

NORTH EAST



TILMOUTH AVENUE,
HOLYWELL, NE25 0NP

Tilmouth Avenue, Holywell, NE25 0NP

A fantastic opportunity has arisen to the market to acquire this beautifully presented four bedroom detached house, located within the enviable area of Holywell. Built during the 1970's, this freehold property offer stunning contemporary features with neutral decor, presenting the perfect home for a family in this coastal town.

The property begins with direct access to the sizable living room, benefitting from a feature log burning fireplace and a bay window which floods the room with an envious amount of natural light. From the living room there is access both to the first floor landing and through to extensive dining kitchen via an open plan aspect. The kitchen was fitted in 2016 and offers attractive, modern design with a breakfasting island and a wealth of fitted storage space via the wall, base and drawer units.

To the first floor of the property there are four generously sized bedrooms, one of which has an en-suite shower room. Also within the first floor is an a amply sized three piece bathroom with an overhead shower. There is also fitted storage space within the landing.

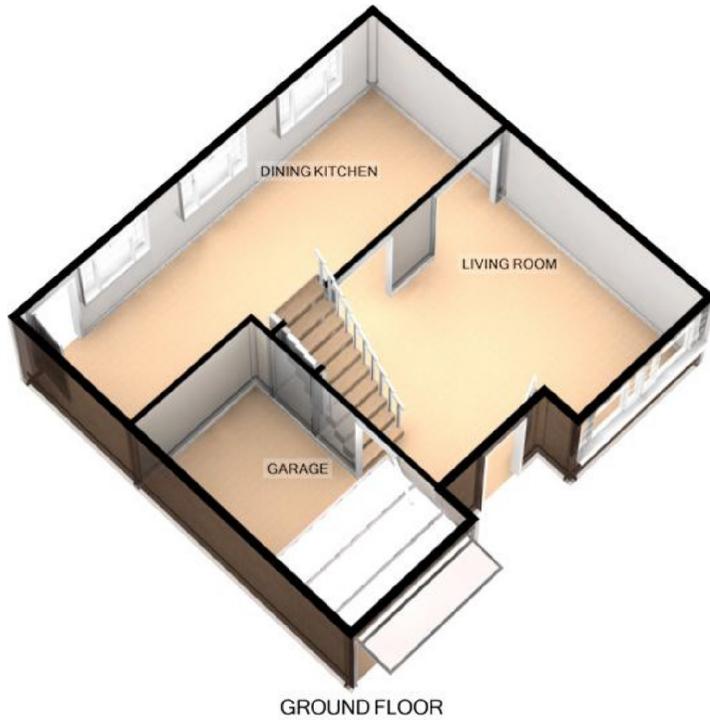
Externally, there is a block paved driveway with an integral garage, providing safe and secure off street parking. To the rear is a well maintained, south facing garden with planted borders to the rear.

Holywell Village is a sought after area near Whitley Bay and has great road and rail links to Newcastle city centre and surrounding towns. Holywell Village also offers great schooling opportunities at all levels as well as local amenities.

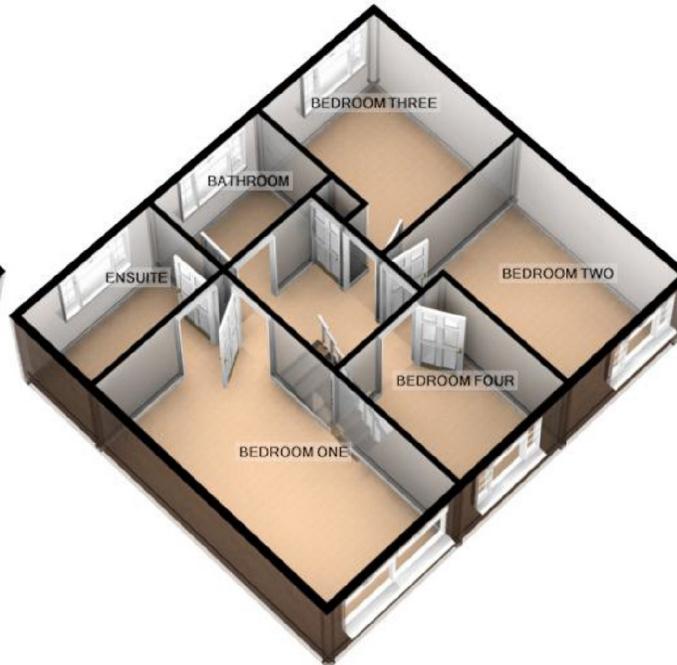
Offers over £199,950



Property Floorplan



GROUND FLOOR



FIRST FLOOR

TILMOUTH AVENUE, HOLYWELL

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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Measurements:

LIVING ROOM 18'0 X 14'10
DINING KITCHEN 26'10 X 10'8
BEDROOM ONE 17'8 X 7'10
EN-SUITE 7'9 X 5'9
BEDROOM TWO 11'2 X 9'0
BEDROOM THREE 12'4 X 9'8
BEDROOM FOUR 9'4 X 8'2
BATHROOM 8'9 X 5'5
GARAGE 16'9 X 7'11

EPC Rating C



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