

Bede Close, Holystone, NE12

OO £220,000



Full Description

Alexander Hudson Estates introduce to the market this three-bedroom semi-detached home, positioned within the popular residential area of Holystone, NE12. The property offers well-proportioned accommodation over two floors, together with a driveway, attached garage and enclosed rear garden.

The property briefly comprises of entrance hall, ground floor WC and a front-facing living room with bay window, a fireplace with gas fire, and ample room for seating and additional furniture. Double doors lead through to the kitchen/dining room to the rear, the main hub of the home, with space for a family dining table and sliding patio doors opening onto the garden. The kitchen is fitted with a range of wall and base units, tiled splashbacks, a built-in oven and gas hob, and space for further appliances.

To the first floor, the principal bedroom is positioned to the front and is a generous double with an en-suite shower room. There are two further bedrooms to the rear, the third suited to a child's bedroom, nursery or home office. The family bathroom comprises of bath, wash hand basin and WC.

Externally, a lawned front garden and driveway provide off-street parking and access to the garage. The enclosed rear garden has decked areas, a gravelled section and a raised planting bed, bordered by fencing and mature hedging, offering a practical space for children, outdoor dining and entertaining.

With a ground floor WC, an en-suite, parking, a garage and an enclosed garden in a popular location, this is a well-rounded family home offering buyers the chance to put their own stamp on it.

Lounge 13' 7" x 12' 11" (4.14m x 3.94m)

Kitchen 16' 2" x 8' 8" (4.93m x 2.65m)

Garage 22' 5" x 8' 11" (6.82m x 2.73m)

Bedroom 1 12' 0" x 8' 3" (3.67m x 2.52m)

En-suite 5' 9" x 3' 9" (1.75m x 1.14m)

Bedroom 2 9' 9" x 8' 11" (2.98m x 2.73m)

Bedroom 3 8' 11" x 6' 2" (2.73m x 1.87m)

Bathroom 6' 6" x 5' 7" (1.98m x 1.69m)

Disclaimer

At Alexander Hudson Estates, we take great care to ensure our marketing is accurate, clear, and transparent. These particulars are intended as a guide only and do not form part of any offer or contract.

All descriptions, images, floor plans, and measurements are provided in good faith but should not be relied upon as statements of fact. Interested parties are advised to carry out their own due diligence and satisfy themselves as to the accuracy of the information provided.

Features

- Three-bedroom semi-detached home with scope to modernise
- Ground floor WC and en-suite to the principal bedroom
- Driveway, attached garage and enclosed rear garden
- Popular Holystone location, NE12, close to local schooling, Rising Sun Country Park and the A19

Contact Us

Alexander Hudson

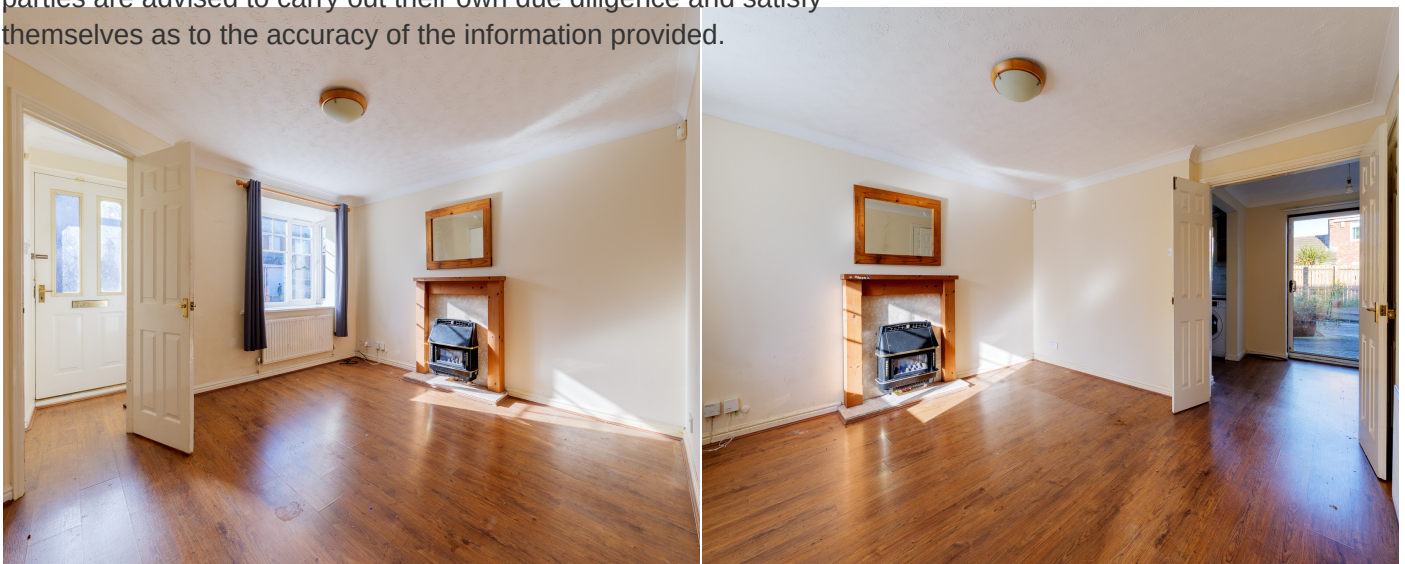
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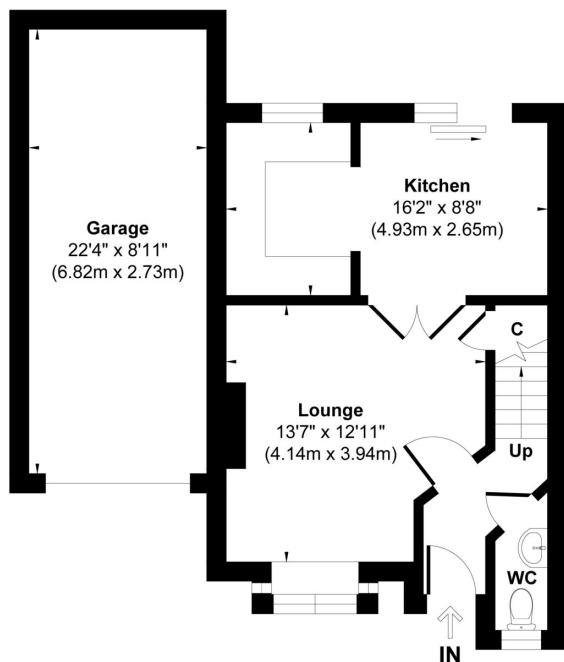




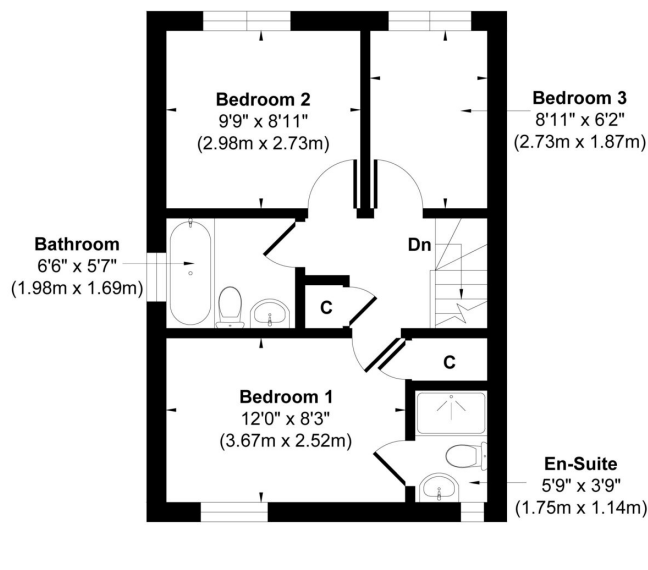
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	68	75
England, Scotland & Wales		
EU Directive 2002/91/EC		





Ground Floor
Approximate Floor Area
597 sq.ft
(55.49 sq.m)



First Floor
Approximate Floor Area
384 sq.ft
(35.69 sq.m)

Approx. Gross Internal Floor Area 981 sq. ft / 91.18 sq. m

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