

Harbottle Grove, Holystone, NE27

£162,500



Full Description

Alexander Hudson Estates are pleased to introduce to market this three bedroom, semi-detached family home located within the increasingly popular area of Holystone, NE27. Sold under a Section 106 agreement, this property is listed at a discounted value of 65% of the current market value. You are welcomed into this lovely family home through a spacious and inviting entrance hallway, which connect to a conveniently located WC, ideal for guests and everyday family use. The home features a well-sized kitchen that offers plenty of space for cooking and storage. In addition, there is a separate living room that provides a comfortable and relaxing space to unwind, complete with French doors that allow plenty of natural light to flow through while also offering attractive views and direct access to the rear garden. To the first floor, the property boasts three well-proportioned bedrooms, these rooms are all served by a modern family bathroom, providing a functional and convenient layout for everyday use. Externally, the property continues to impress, to the front, there are two allocated parking spaces. To the rear, the home benefits from a well-maintained lawned garden, creating a pleasant outdoor space for children to play or for relaxing outdoors. Disclaimer - Under the affordable housing provision, the property is to be marketed at £162,500 which is deemed to be 65% of the current market value. There is a set of criteria that prospective purchasers will be required to satisfy in order to purchase this

property. The eligibility is as follows: The household cannot afford to buy a home on the open market (The household income is less than £60,000) and either of the following: Living in North Tyneside (minimum of 3 years) or Working in North Tyneside (minimum of 3 years).

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

- Well-proportioned living areas room overlooking the rear garden.
- Sold under a Section 106, affordable housing scheme, marked at 65% of current market value.
- Well-maintained three-bedroom semi-detached house situated within the sought-after area of Holystone.
- Situated close to local amenities, schooling and transport links.

Contact Us

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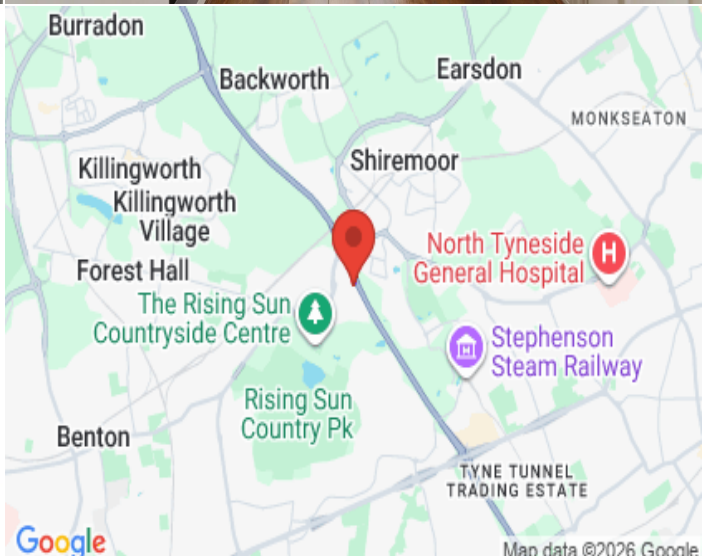


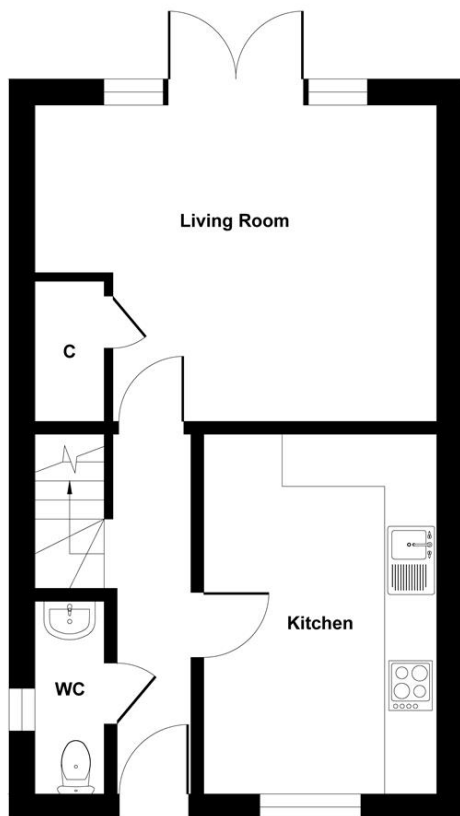




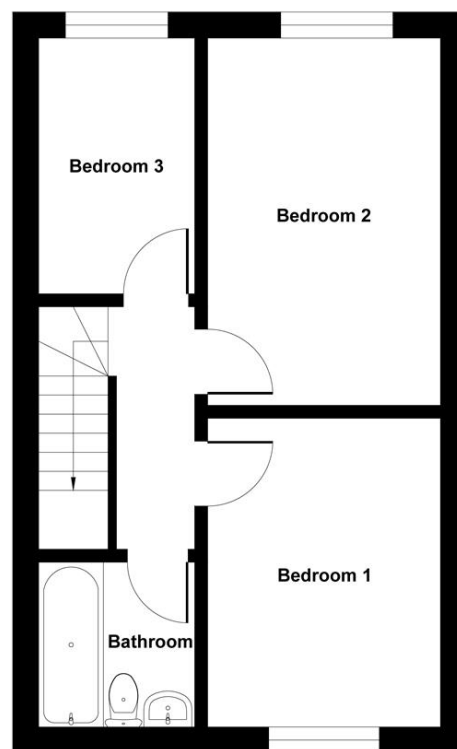
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		99
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		





Ground Floor



First Floor

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