

St. Cuthberts Way, Holystone, NE27

OO £290,000



Full Description

Alexander Hudson Estates are delighted to welcome to the market this stylish three bedroom detached family home with integral garage and off-street parking, ideally situated within a popular residential location.

Bright and well proportioned throughout, the accommodation briefly comprises; entrance hallway, spacious living room, separate dining room, and a modern, beautifully presented kitchen featuring sleek fitted cabinetry, contrasting worktops, and ample storage space. The kitchen is positioned to the rear of the property. Additional ground floor benefits include a useful utility area and convenient WC.

To the first floor are three well sized bedrooms, including a generous principal bedroom with en-suite shower room, alongside a contemporary family bathroom and additional storage cupboard. Externally, the property benefits from a driveway leading to an integral garage, while to the rear is a private garden with patio and grass area, ideal for relaxing and outdoor dining during the warmer months.

Holystone is a highly regarded residential neighbourhood that combines modern developments with the charm of a village community. Excellent transport links via the A19 and Coast Road provide fast access to

Newcastle, North Tyneside, and the coast. The area offers local shops, parks, pubs, and Silverlink Retail Park for wider shopping and leisure options. Families are drawn to Holystone for its strong community feel and well-regarded schools, including Holystone Primary, making it an appealing location for those seeking convenience, amenities, and family-friendly living.

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

- Convenient ground floor WC and separate utility room.
- Sought-after, residential area close-by to schooling, amenities and transport links.
- Stylish three bedroom detached home with spacious accommodation throughout.
- Private rear garden with patio and lawn, plus driveway parking and integral garage.

Contact Us

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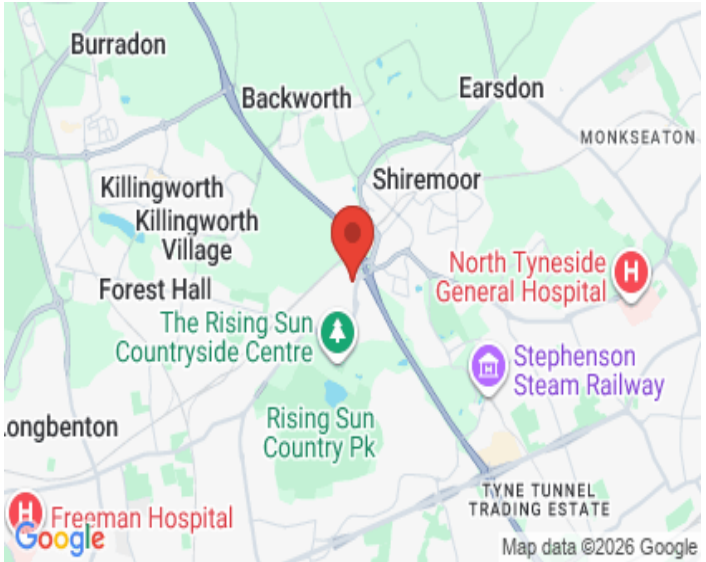


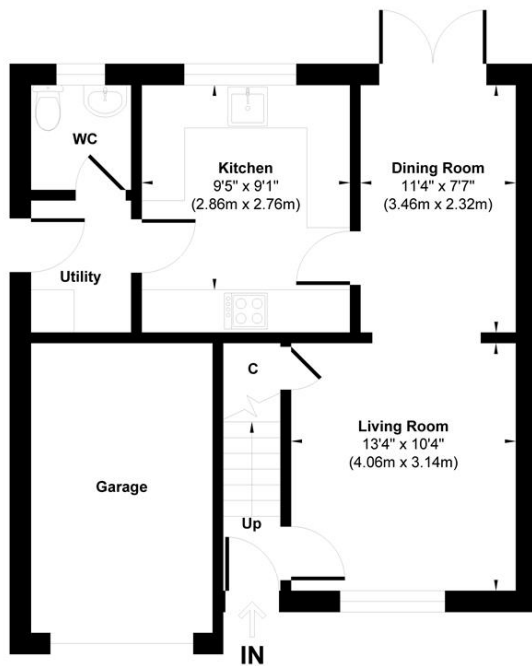




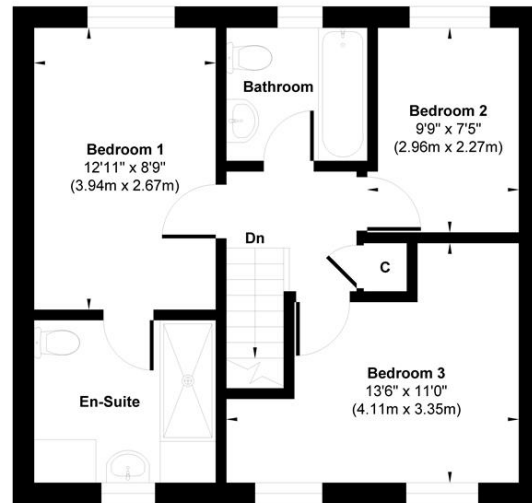
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	71	75
(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
 Approximate Floor Area
 409 sq.ft
 (38.04 sq.m)



First Floor
 Approximate Floor Area
 472 sq.ft
 (43.84 sq.m)

Approx. Gross Internal Floor Area 881 sq. ft / 81.88 sq. m (Excluding Garage)

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