

SIGNATURE

NORTH EAST

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📍 Chollerford Mews, Whitley Bay NE25 0TX

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£212,500

Signature North East are delighted to welcome to the market this charming two-bedroom end-terraced home, ideally located in the heart of Holywell, just outside Seaton Delaval. Holywell Village enjoys a superb position only a few miles from Whitley Bay and Seaton Sluice, with excellent transport links for easy commutes to both the coast and Newcastle City Centre. The village itself offers a range of local shops, cafés, and pubs, while the picturesque Holywell Dene is right on the doorstep, providing beautiful nature walks. Well-regarded schools are close by, and a nearby train station further enhances convenient travel to Newcastle and beyond, making this an appealing location for families and professionals alike.

The property also offers fantastic potential for further development, including the possibility of an extension, subject to the necessary planning permissions, making it an exciting opportunity for buyers looking to create additional living space in the future.

Upon entering, you are welcomed into a central hallway that leads to the spacious living room. This bright and airy reception area boasts a large window, filling the space with natural light and providing ample room for a variety of desired furnishings. The kitchen offers an abundance of storage and workspace with attractive wall and base units, complemented by sleek countertops. A classic Belfast sink, integrated hob, and oven complete the set-up, and from here you can step directly out to the rear garden.

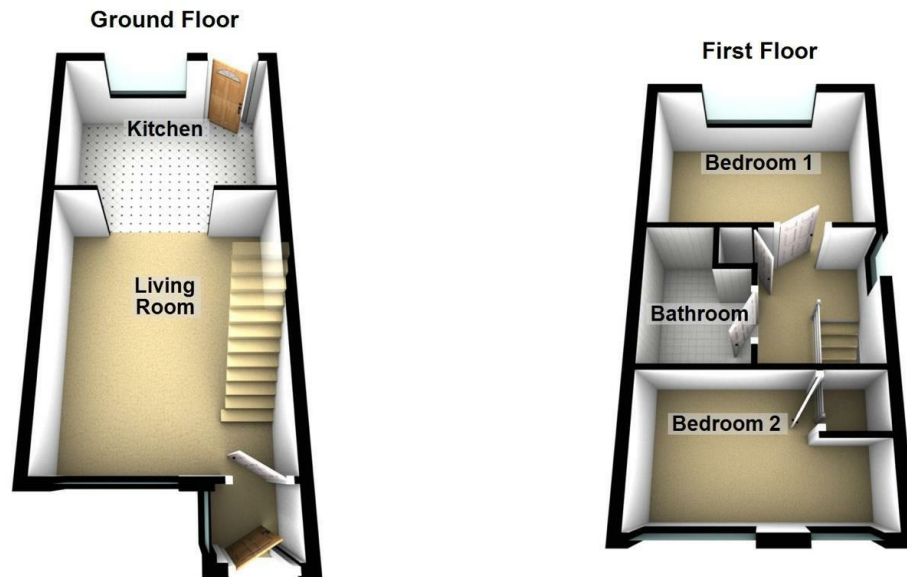
Upstairs, the property continues to impress with two generously sized bedrooms, each capable of accommodating a double bed along with additional furnishings. Completing this floor is the well-appointed family bathroom, featuring a bathtub with an overhead shower, a hand basin, and a W.C., providing everything needed for comfortable everyday living.

Externally, this home benefits from a large garden laid to lawn, ideal for outdoor furniture and perfect for relaxing or entertaining in the warmer months. The generous outdoor space further enhances the home's future potential for expansion, subject to planning permission. Nearby shared resident car parks provide convenient parking for vehicles, at no added cost, adding to the overall practicality of this delightful property.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 58.2 sq. metres (626.1 sq. feet)

Measurements:

Living Room
15'2" x 12'5"


Kitchen
8'11" x 12'5"

Bedroom One
8'11" x 12'5"

Bedroom Two
7'4" x 12'5"

Bathroom
5'8" x 7'6"

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	





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