



54 St. Cuthberts Way, Holystone
Newcastle Upon Tyne

In Excess of £290,000

54 St. Cuthberts Way

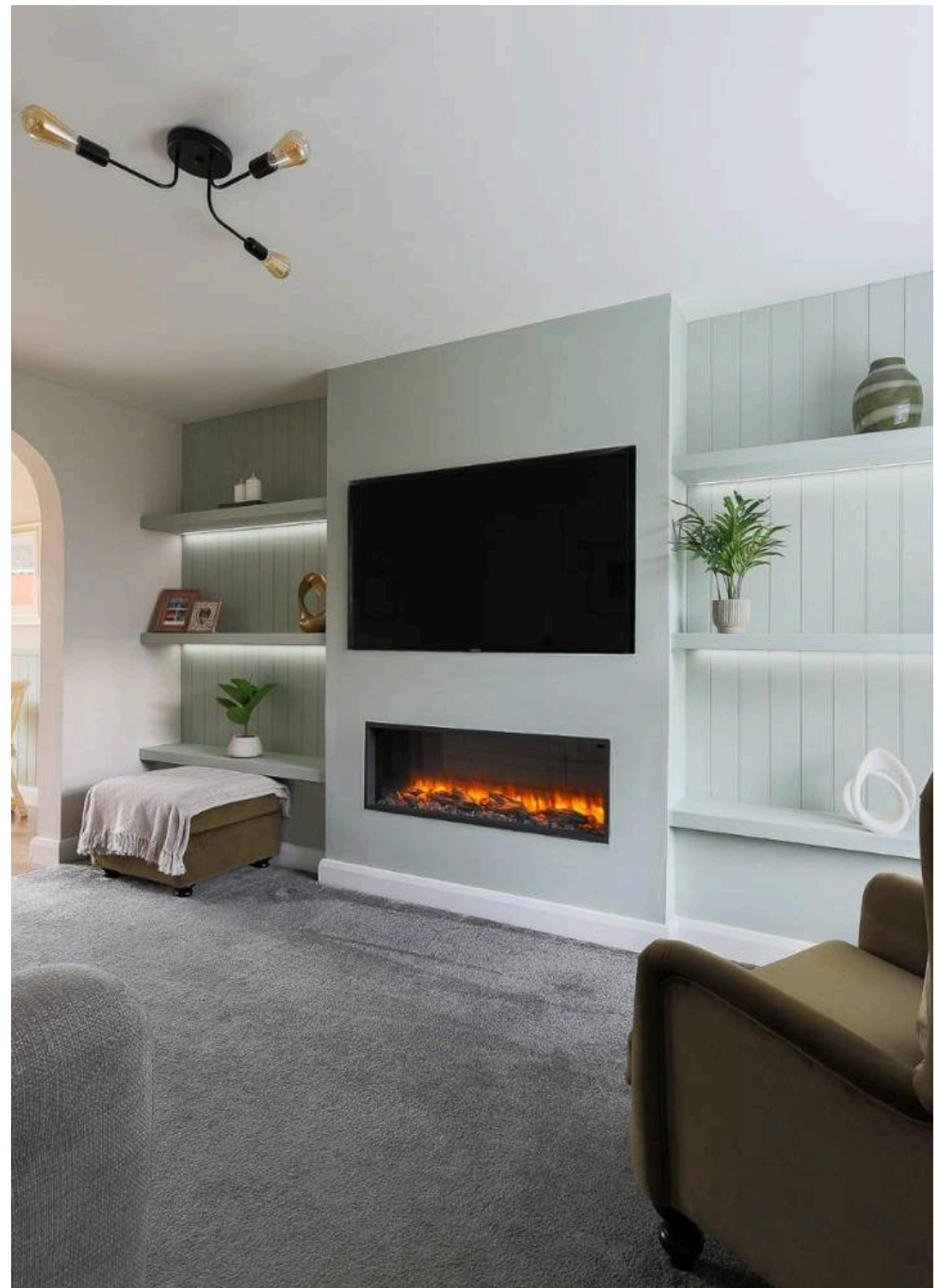
Holystone, Newcastle Upon Tyne

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.





Council Tax band: C

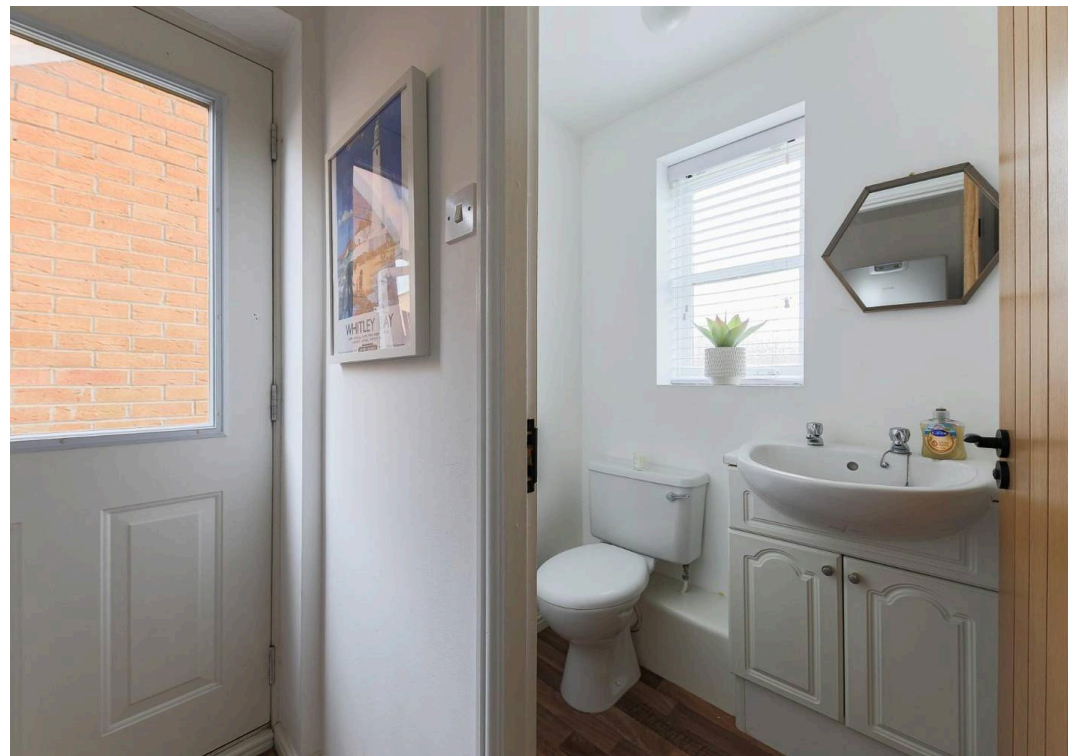
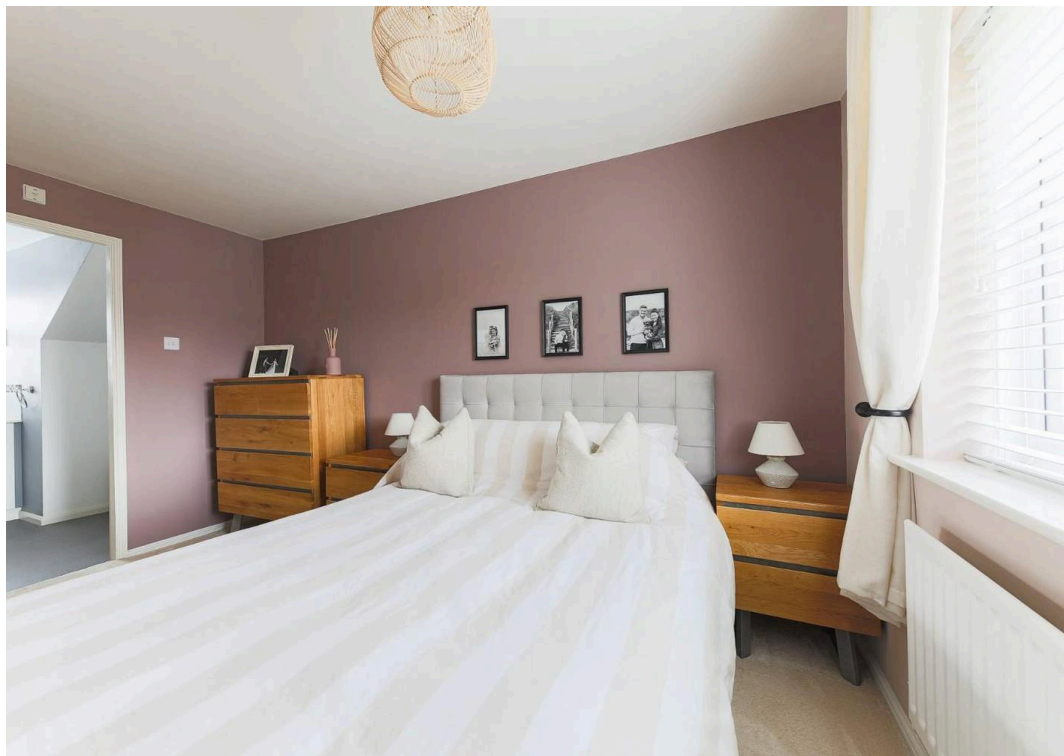
Tenure: Freehold

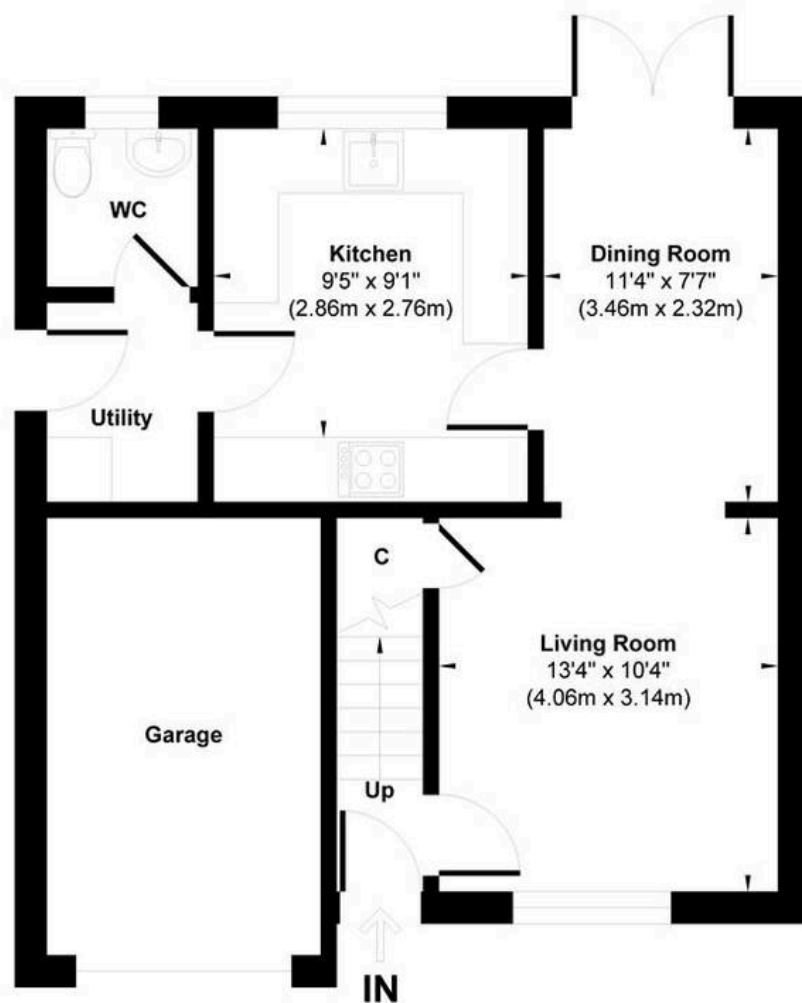
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

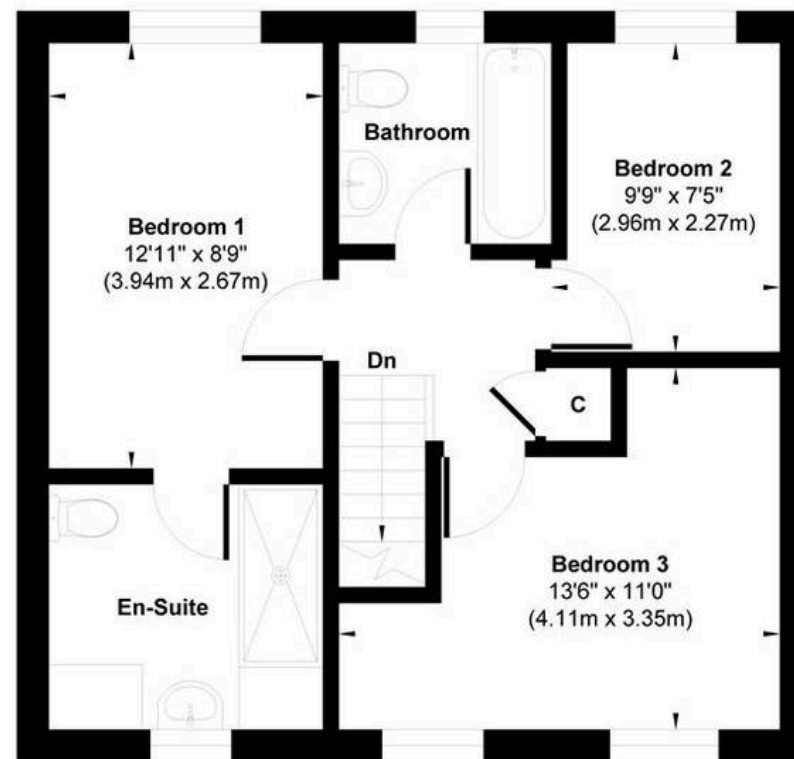
- Convenient ground floor WC and separate utility room.
- Sought-after, residential area close-by to schooling, amenities and transport links.
- Stylish three bedroom detached home with spacious accommodation throughout.
- Private rear garden with patio and lawn, plus driveway parking and integral garage.







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)

Illustration for identification purpose only, measurements approximate and not to scale, unauthorized reproduction is prohibited. All rights reserved for
Alexander Hudson Estates



