

95 Sydney Grove

Sunholme Estate, Wallsend, NE28 9HE

**** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH ****

**** FIRST FLOOR FLAT ** TWO DOUBLE BEDROOMS ** OFF STREET PARKING TO FRONT ****

**** WESTERLY ASPECT GARDEN TO REAR ** IDEAL FIRST TIME BUY ** POPULAR LOCATION ****

**** CLOSE TO LOCAL AMENITIES ** 999 YEAR LEASE FROM 1989 ** COUNCIL TAX BAND A ****

**** ENERGY RATING C ****

Price £89,950



- First Floor Flat
- Off Street Parking
- 999 Year Lease From 1989
- Two Double Bedrooms
- Westerly Aspect Rear Garden
- Council Tax Band A
- Spacious Lounge
- Ideal First Time Buy
- Energy Rating C

Entrance

Entrance door, radiator, stairs to the first floor landing.

Landing

Access to bedrooms and lounge.

Lounge

16'9" x 12'1" max (5.13 x 3.69 max)
Double glazed window, radiator.

Kitchen

10'5" x 7'10" (3.19 x 2.41)
Fitted with wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed windows, tiling to floor, radiator.

Bathroom

10'0" x 5'4" (3.06 x 1.65)
Bath with shower over, WC and wash hand basin. Double glazed window, tiling to walls, ladder style radiator.

Bedroom 1

12'8" x 10'7" (3.87 x 3.24)
Double glazed window, radiator.

Bedroom 2

11'9" x 9'4" (3.59 x 2.85)
Double glazed window, cupboard, radiator.

External

Externally there is space for off

street parking to the front and a

westerly aspect garden to the rear.

Lease Information

The property has a 999 year lease dated from 26/05/1989 with no ground rent.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 1000 Mbps

Mobile: Indoor EE>Likely Three>

Likely 02>Likely Vodafone>Likely

Mobile: Outdoor EE>Likely Three>

Likely 02>Likely Vodafone>Likely

Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

Rivers and the sea: Very low risk

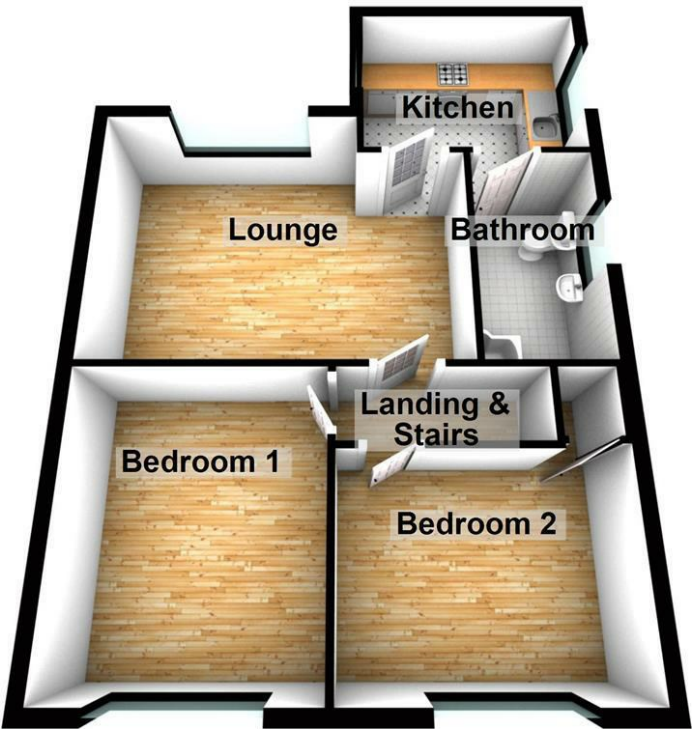
Surface water: Very low risk.





Floor Plan

First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC