

## 105 Sydney Grove , Sunholme Estate, NE28 9HE

- \*\* CHAIN FREE \*\* READY TO MOVE INTO \*\* FOUR BEDROOM SEMI DETACHED HOUSE \*\*
- \*\* GREAT SIZE FAMILY HOME \*\* DRIVEWAY PARKING FOR MULTIPLE VEHICLES \*\* DOWNSTAIRS WC \*\*
- \*\* CLOSE TO RISING SUN COUNTRY PARK, SCHOOLS AND LOCAL AMENITIES \*\*
- \*\* WESTERLY ASPECT REAR GARDEN \*\* BREAKFASTING KITCHEN \*\* FOUR DOUBLE BEDROOMS \*\*
- \*\* ENERGY RATING D \*\* COUNCIL TAX BAND B \*\* FREEHOLD \*\*

Offers Over £240,000



- Chain Free & Ready to Move Into
- Downstairs WC
- Westerly Aspect Garden
- Freehold
- Four Bedroom Semi Detached House
- Breakfasting Kitchen
- Energy Rating D
- Lounge/Dining Room
- Parking For Two Vehicles
- Council Tax Band B

### Entrance Hallway

Double glazed composite entrance door with window to side, laminate flooring, feature part panelled walls, coving and rose to ceiling, stairs to the first floor landing, radiator.

### Lounge/ Dining Room

25'3" x 13'3" (7.70 x 4.04)

Double glazed windows to both the front and rear elevation, feature fireplace with inset fire, coving and rose to ceilings, radiators and storage cupboard.

### Kitchen

16'6" x 8'7" (5.02 x 2.62)

Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven and hob with extractor hood over, sink . Double glazed windows, tiled effect flooring, radiator. Some of the appliances can be included with sale.

### Rear Lobby

Tile effect flooring, external door leading to the rear garden.

### WC

5'2" x 3'7" (1.57 x 1.1)

WC and wash hand basin. Double glazed window, tile effect flooring, ladder style radiator.

### Landing

Access to the loft which has pull down ladders, lighting and is part boarded for storage.

### Bedroom 1

12'6" x 10'4" (3.82 x 3.15)

Double glazed window, fitted wardrobes, coving and rose to ceiling, laminate flooring, radiator.

### Bedroom 2

12'5" x 10'4" (3.79 x 3.16)

Double glazed window, cupboards to alcoves, radiator.

### Bedroom 3

12'0" x 9'3" (3.67 x 2.83)

Double glazed window, coving to ceiling, cupboard, radiator.

### Bedroom 4

8'6" x 8'3" (2.59 x 2.52)

Double glazed window, radiator.

### Bathroom

9'0" x 8'8" (2.74 x 2.63)

Fitted with a four piece suite comprising; shower cubicle, bath, WC and wall wash hand basin with built-under storage and tiled floor.

### External

Externally there is a small lawned area to the front together with decorative paving allowing space for off street parking. The rear garden has a westerly aspect and is mostly laid to lawn, there is a paved patio area, shed for storage and a fenced perimeter.

### Material Information

### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home

O2- Good outdoor

Three - Good outdoor

Vodafone - Variable outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

### FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

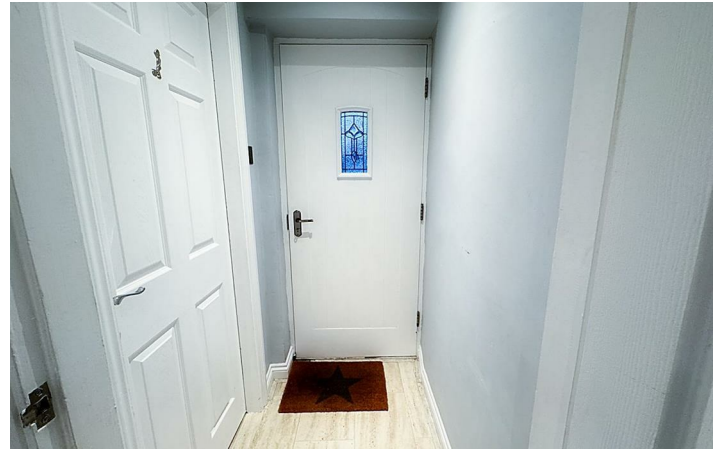
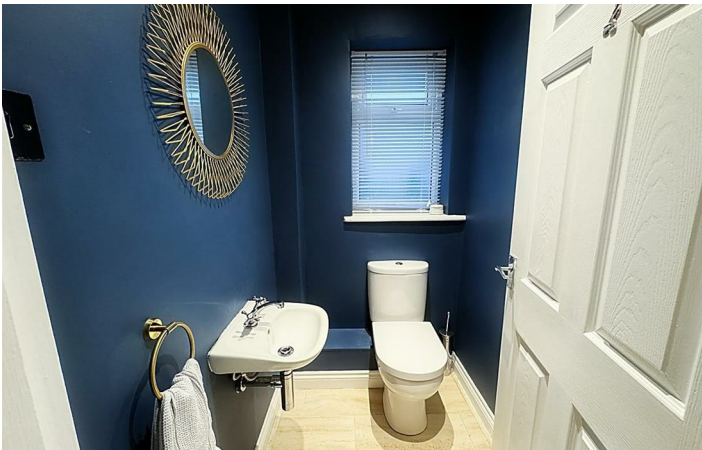
Rivers and the sea: Very low.

### CONSTRUCTION:

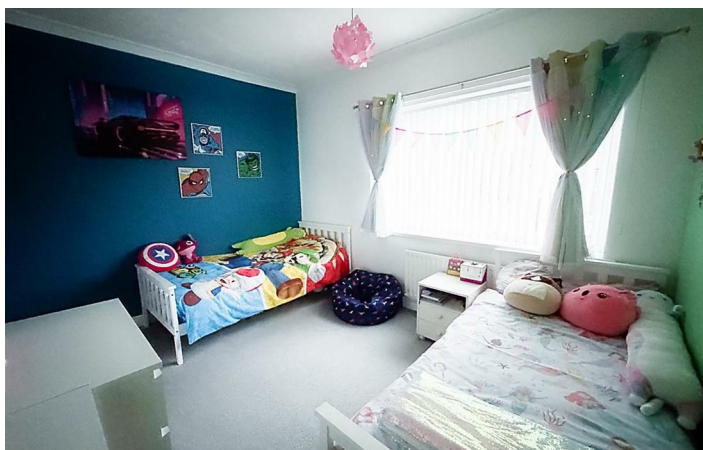
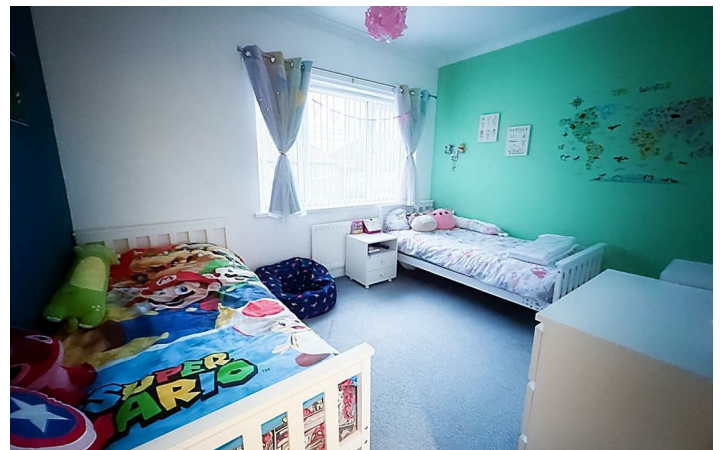
Traditional

This information must be confirmed via your surveyor and legal representative.





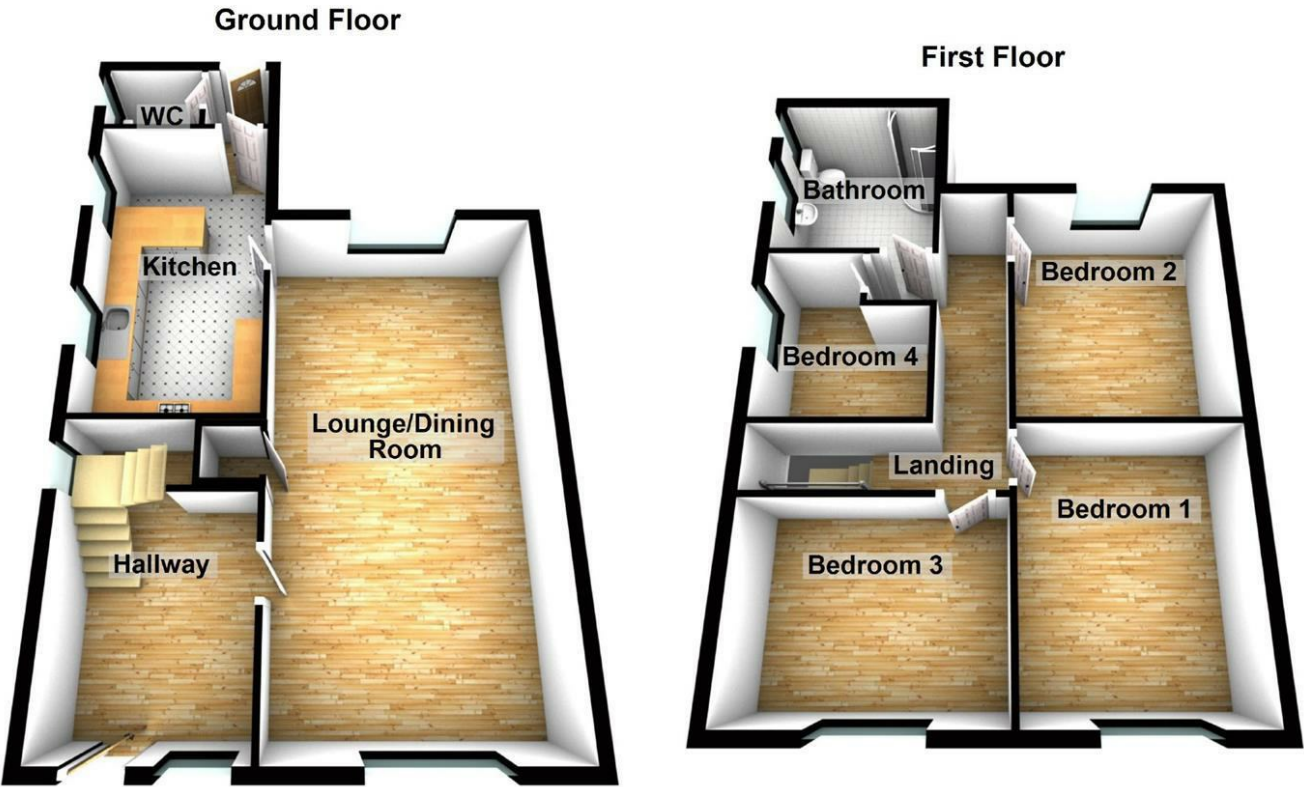








Floor Plan



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	78
England & Wales		EU Directive 2002/91/EC