



88 Sydney Grove

Sunholme Estate, Wallsend, NE28 9HD

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

** EXTENDED TWO BEDROOM GROUND FLOOR FLAT ** IDEAL FIRST BUY ** MODERN KITCHEN **

** BATHROOM WITH FOUR PIECE SUITE ** SPACIOUS LIVING AREA ** HIGHLY POPULAR LOCATION **

** SOUTH FACING REAR GARDEN ** 999 YEAR LEASE FROM 1985 ** COUNCIL TAX BAND A **

** ENERGY RATING C **

Offers Over £120,000



• Extended Two Bedroom Ground Floor Flat

• South Facing Rear Garden

• Council Tax Band A

Hallway

Double glazed composite entrance door, laminate flooring, radiator.

Dining Area

16'8" x 14'9" (5.10 x 4.50)

Fireplace with inset fire, wood flooring, radiator. Open plan to lounge area.

Lounge Area

10'4" max x 13'0" (3.17 max x 3.98)

Double glazed windows, two skylight windows, tile effect flooring, radiator and double glazed French doors leading out to the rear garden.

Kitchen

9'11" x 8'2" (3.03 x 2.51)

Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven and hob with extractor hood over, integrated fridge/freezer, sink unit, double glazed window and laminate flooring.

Bathroom

9'3" x 8'7" max (2.82 x 2.64 max)

Fitted with a four piece suite comprising; freestanding roll top bath, shower cubicle, WC and wash hand basin with fitted furniture surrounding. Double glazed window,

• Modern Kitchen

• Highly Popular Location

• 999 Year Lease From 17/12/85 tiling to walls and floor, ladder style radiator.

Bedroom 1

12'7" x 8'5" to robe (3.84 x 2.59 to robe)

Double glazed bow window, fitted sliding door wardrobes, radiator.

Bedroom 2

8'11" x 8'3" (2.73 x 2.52)

Double glazed bow window, radiator.

External

Externally there is South Facing garden to the rear.

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>

EE-Good outdoor and in-home

O2 Good outdoor

Three-UK-Good outdoor

Vodafone_Variable outdoor

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

• Bathroom With Four Piece Suite

• Ideal First Time Buy

• Energy Rating C

FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.

CONSTRUCTION:

Traditional

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

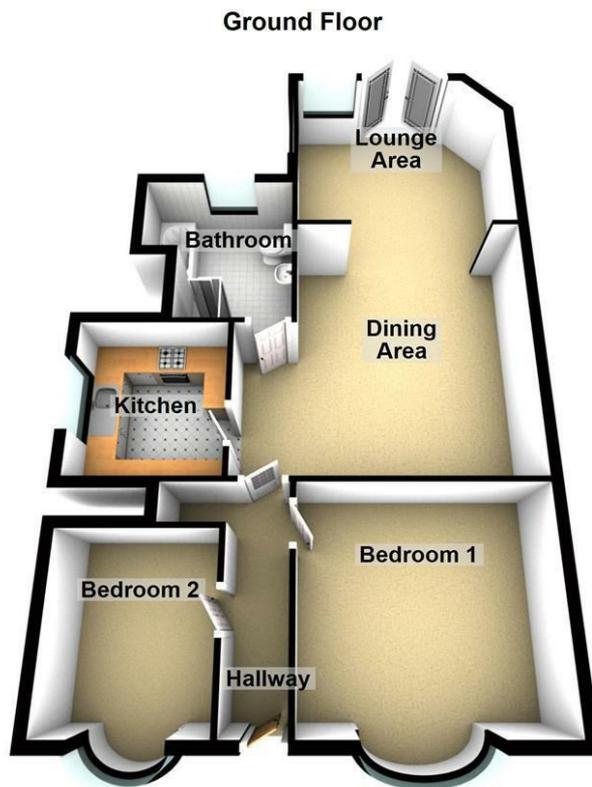
Lease Information

The property has a 999 year lease dated from 17/12/1985 with no ground rent payable.





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
 Tel: 0191 295 3322 Email: info@next2buy.com <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	74
(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	