

## 25 Sydney Grove Sunholme Estate, Wallsend, NE28 9HE

\*\* A GREAT FIRST-TIME BUY \*\* FIRST FLOOR FLAT \*\* TWO DOUBLE BEDROOMS \*\*

\*\* SOUGHT AFTER AREA \*\* READY TO MOVE INTO \*\* LOW MAINTENANCE GARDEN \*\*

\*\* CLOSE TO RISING SUN COUNTRY PARK, SCHOOLS AND GOOD TRANSPORT LINKS \*\*

\*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\* 999 YEAR PEPPERCORN LEASE FROM 15.12.2000 \*\*

**Offers Over £95,000**



- Two Double Bedrooms
- Close to Rising Sun County Park, School and good Transport Links
- Council Tax Band A
- Great First Time Buy
- Ready to Move Into
- Energy Rating C

#### Entrance

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

- Popular Location
- 999 Year Peppercorn Lease from 15.12.2000

Yearly chance of flooding:  
Surface water: Very low.  
Rivers and the sea: Very low.

#### Landing

Access to all rooms.

#### External

There is a garden area to the rear which is paved for low maintenance.

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

#### Lounge

17'5" x 11'5" (5.31 x 3.48)

#### 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.

#### Kitchen

7'7" x 11'6" (2.31 x 3.51)

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, single drainer sink unit. Double glazed window, tiled splashbacks door leading to the rear stairs.

EE- Good outdoor, variable in-home

#### Bathroom

8'8" x 8'0" (2.64 x 2.44)

O2- Good outdoor

Comprising; bath with shower over, WC and wash hand basin. Double glazed window, part tiled walls, wood effect flooring radiator.

Three Good outdoor

Vodafone - Good outdoor

#### Bedroom 1

9'2" x 14'6" (2.79 x 4.42)

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

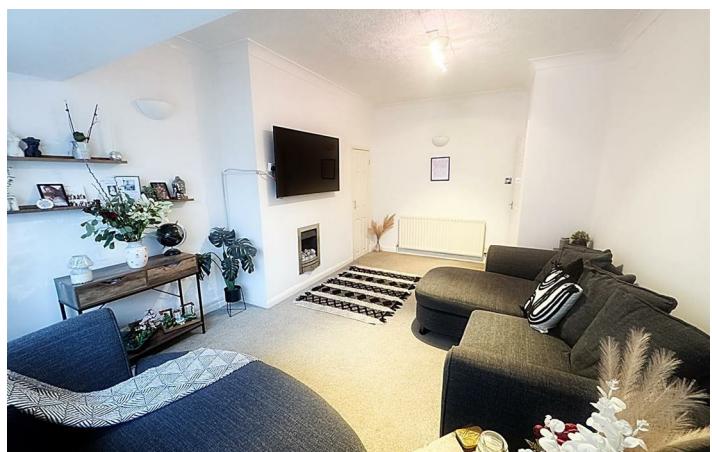
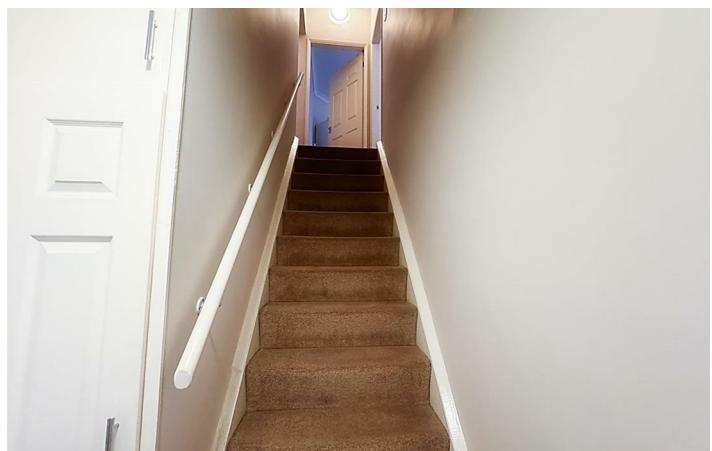
Double glazed window, radiator.

#### FLOOD RISK:

#### Bedroom 2

13'2" x 8'10" (4.01 x 2.69)

Double glazed window, radiator.





## 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	72
(55-68)	D	75
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	