

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
- Popular Location
- 999 Year Peppercorn Lease from 15.12.2000

Entrance

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

Landing

Access to all rooms.

Lounge

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

Double glazed window, radiator, inset living flame effect gas fire.

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.

Bathroom

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

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

Bedroom 1

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

Double glazed window, radiator.

Bedroom 2

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

Double glazed window, radiator.

Rear Lobby

Stairs leading to the rear garden. Currently used as storage

External

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

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, variable in-home
O2- Good outdoor
Three Good outdoor
Vodafone - Good outdoor

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

FLOOD RISK:

Yearly chance of flooding:

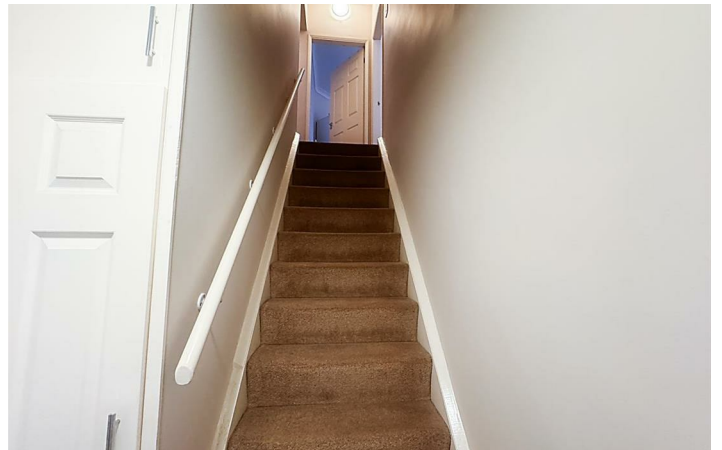
Surface water: Very low.

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	72	75
(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	