

MOVING HOMES

SALES & LETTINGS



£60,000

Sydney Grove, Wallsend

£60,000

Moving Homes welcomes to the market for sale, this two-bedroom ground floor flat on Sydney Grove, Wallsend. Presenting a unique opportunity for buyers eager to add their personal touch. While the flat requires some renovation, it has immense potential to become a comfortable and stylish home. The flat boasts a generous living area filled with natural light, creating a warm and inviting space. The functional kitchen has a wide range of units, complementing work tops which could be tailored to meet your needs. Both well-proportioned bedrooms offer versatile living spaces suitable for bedrooms, a home office, or a hobby room. The bathroom, in need of some updating, provides a blank canvas for a modern suite. Outside, the property includes gardens to front and rear, perfect for outdoor living. Located conveniently on Sydney Grove, the flat is within easy reach of local amenities, shops, schools, and public transport, ensuring straightforward commuting to Newcastle and surrounding areas.

EPC Rating D <https://find-energy-certificate.service.gov.uk/energy-certificate/7734-6326-3300-0252-8292>

Council Tax Band A £1,408.23 pa

Tenure - The agent understands the property to be a peppercorn lease 999 years from 1st September 1987. However, this should be confirmed with a licensed legal representative.

To secure a viewing in the first instance please contact Moving Homes on 0191-2964600 or visit our website movinghomesuk.com.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





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