



## 2 Sydney Grove , Wallsend, NE28 9HD

\*\* THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH \*\*

\*\* TWO BEDROOM SEMI DETACHED HOUSE \*\* FREEHOLD \*\* IDEAL FIRST BUY \*\*

\*\* LARGE GARDENS WITH FULL PLANNING FOR SIDE EXTENSION \*\* TWO DOUBLE BEDROOMS \*\*

\*\* OFF STREET PARKING FOR TWO VEHICLES \*\* EXCELLENT LOCATION \*\* KITCHEN DINER \*\*

Offers Over £140,000



- Two Bedroom Semi Detached House
- Large Gardens With Off Street Parking
- Close To Local Amenities
- Freehold
- Ideal First Buy
- Council Tax Band A extension. Gardens are mainly laid to lawn with mature shrubs and bushes with off street parking for two vehicles.
- Planning Permission For Side Extension
- Excellent Road & Transport Links
- EPC Rating D

#### Entrance

UPVC entrance door leading to...

#### Lounge

14'8" x 11'10" max (4.48 x 3.61 max)

Double glazed window, wooden fire surround, radiator.

#### Kitchen Diner

15'2" x 9'7" (4.63 x 2.94)

Double glazed windows, wall and floor units with work tops over, sink, integrated oven and hob, extractor hood, cupboard under stairs, door to side garden.

#### Bedroom 1

11'10" x 10'4" (3.63 x 3.15)

Double glazed window, radiator, ceiling spot lights, cupboard over stairs.

#### Bedroom 2

10'11" x 9'3" (3.35 x 2.83)

Double glazed window, radiator.

#### Bathroom

7'6" x 5'5" (2.29 x 1.66)

Double glazed window, toilet, wash hand basin, bath, bath shower, radiator.

#### External

Extensive gardens to three sides and planning permission for a side

#### Broadband

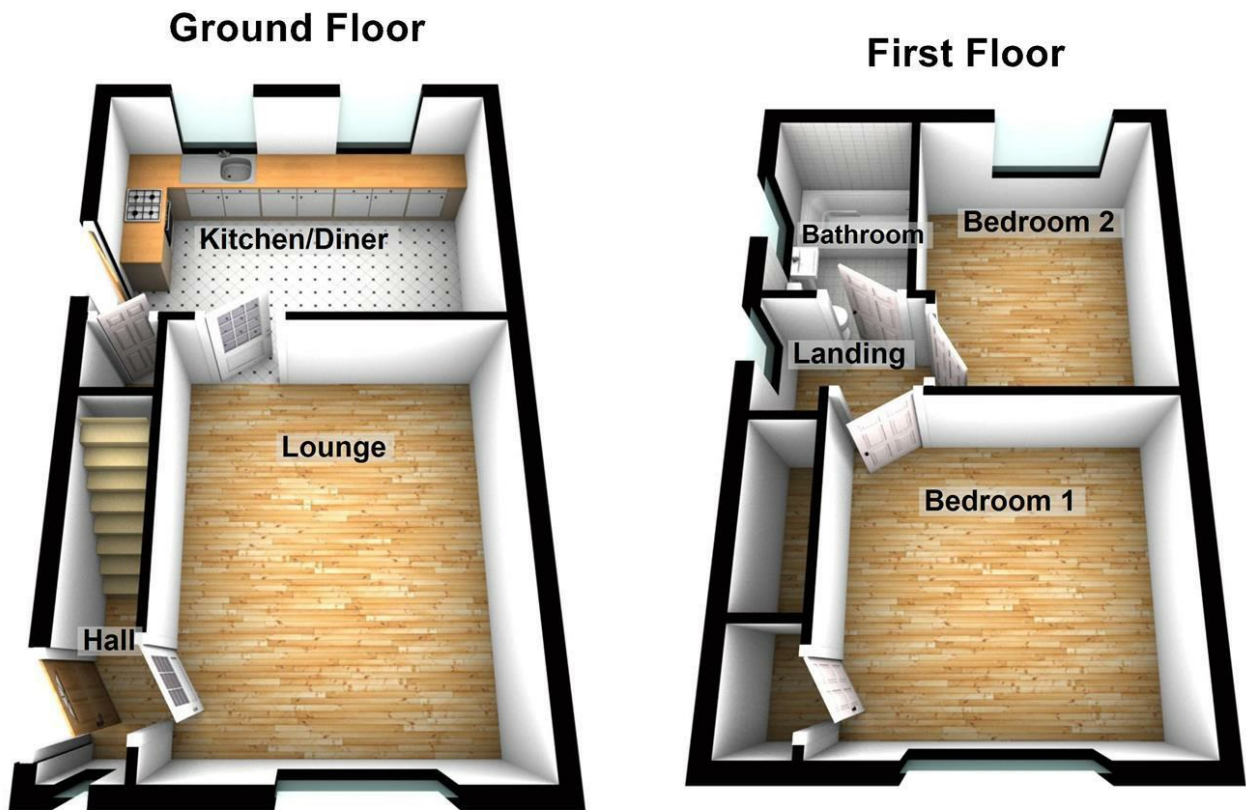
<https://www.openreach.com/fibre-checker/my-products>







## 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	