



Alexandra Terrace | Sunnyside | Newcastle Upon Tyne | NE16 5LH

This extremely spacious four bedroom end-terraced house is a gem of a property conveniently located close to the centre of Sunnyside making ideal for a growing family. The property has some lovely features including a multi-fuel stove and generously-sized bedrooms. Briefly comprising an entrance porch, open-plan lounge/diner, conservatory, breakfasting kitchen and a sitting room. To the first floor there are four double bedrooms off the landing plus a family bathroom. Gardens to front and rear plus driveway providing off-street parking for several vehicles. Gas combi central heating, freehold tenure, EPC rating D (65), Council Tax band C. Virtual tours available.

Offers Over £255,000

- Extremely spacious four-bedroom end-terraced house.
- Located conveniently close to the centre of Sunnyside, ideal for a growing family.
- Features include a multi-fuel stove and generously-sized bedrooms.
- Lounge/diner, sitting room, breakfasting kitchen and a conservatory.
- Four double bedrooms and family bathroom.



Property Description

ENTRANCE PORCH

1' 10" x 7' 9" (0.56m x 2.38m) Twin glazed entrance doors, uPVC double glazed windows and a glazed door to the lounge/diner.

LOUNGE/DINER

28' 1" x 15' 1" (8.58m x 4.60m) Running the full depth of the property providing spacious living spaces.

DINING AREA

15' 10" x 15' 1" (4.83m x 4.62m) Bay window with uPVC double glazed windows, stairs to the first floor with storage cupboard beneath, laminate flooring, double radiator, coving and a telephone point. Large opening to the lounge area.

LOUNGE AREA

15' 2" x 15' 1" (4.63m x 4.60m) Feature inglenook fireplace with multi-fuel stove on a slate hearth, laminate flooring, coving, single radiator, satellite TV cables and twin French

doors to the conservatory and breakfasting kitchen.

CONSERVATORY

9' 8" x 12' 6" (2.96m x 3.82m) A timber-framed conservatory with double glazed windows and French doors to the garden. Tiled floor and wall mounted electric heater.

BREAKFASTING KITCHEN

14' 11" x 15' 4" (4.57m x 4.68m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Slot in cooking range with twin oven and gas hob, stainless steel splash-back and extractor canopy over, additional gas hob giving a total of nine burners. Plumbed for a washing machine, space for additional appliances, twin sink with mixer tap, tiled floor, uPVC double glazed window and matching sliding patio doors, coving and an opening leading to the sitting room.

SITTING ROOM

19' 1" x 15' 2" (5.83m x 4.64m) Laminate flooring, uPVC double glazed windows, double radiator and coving.

FIRST FLOOR

LANDING

Loft access hatch with pull-down loft ladder for storage access. Doors lead off the landing to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

16' 8" x 15' 1" (maximum) (5.10m x 4.60m) uPVC double glazed window, cast iron ornamental fireplace and a single radiator.

BEDROOM 2 (TO THE REAR)

11' 1" x 15' 1" (3.40m x 4.61m) uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE REAR)

10' 10" x 15' 4" (3.32m x 4.68m) uPVC double glazed window and a double radiator.

BEDROOM 4 (TO THE FRONT)

12' 3" x 15' 3" (maximum) (3.74m x 4.65m) Built-in storage cupboard, wall mounted gas combi central heating boiler, uPVC double glazed window and a single radiator.

BATHROOM

10' 4" x 5' 7" (3.17m x 1.72m) A white suite featuring a panelled bath with shower fitment, separate thermostatic shower with PVC panels, wash basin, WC, part tiled walls, single radiator, inset spotlight, coving, towel radiator and a uPVC double glazed window.

EXTERNAL

TO THE FRONT

Small low maintenance garden with public footpath beyond.

Side gate leads to the driveway and rear garden.

TO THE SIDE

Timber shed, cold-water supply tap and driveway providing off-street parking for several vehicles.

TO THE REAR

Block-paved patio/driveway, gravelled garden, enclosed by mature hedging, fencing and wall. Twin metal gates for security.

PARKING

Off-street parking for several vehicles.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (65). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand from the current owner that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

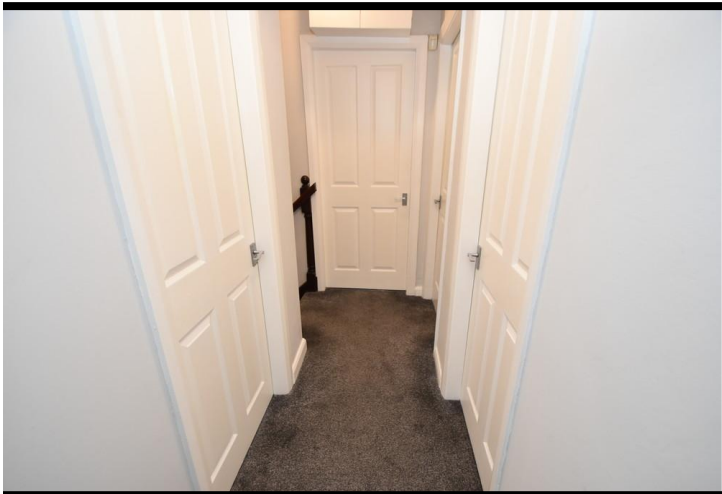
COUNCIL TAX

The property is in Council Tax band C.

BROADBAND SPEEDS AVAILABLE

According to Ofcom the average download speed of the fastest package currently available at this postcode is classed as super-fast up to 47Mbps. Suitable for web & social, video calls, streaming and online gaming. We would recommend contacting a supplier to get the most accurate and up to date data.





MOBILE PHONE COVERAGE

According to Ofcom the following provide excellent coverage in the area. EE (Excellent), Vodafone (Excellent), Three (Excellent), O2 (Excellent).

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



Tenure

Freehold

Council Tax Band

C £2,179 per annum

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

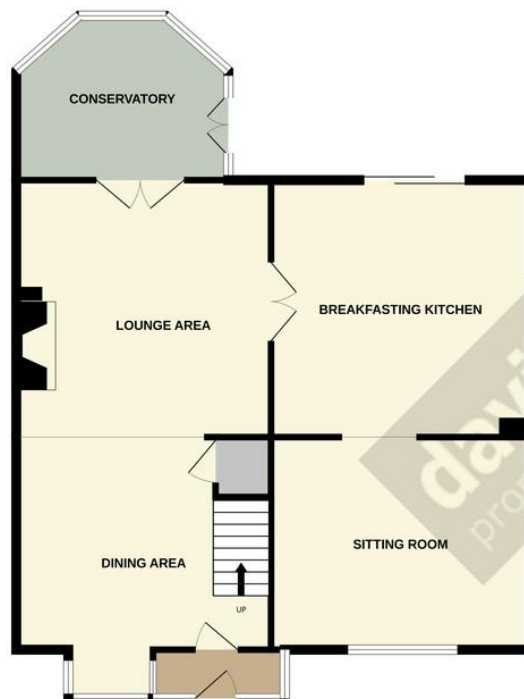
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GROUND FLOOR
90.9 sq.m. (978 sq.ft.) approx.



1ST FLOOR
76.9 sq.m. (827 sq.ft.) approx.



TOTAL FLOOR AREA : 167.8 sq.m. (1806 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

