



Lambley Close, Sunnyside, Newcastle Upon Tyne

NO Upper Chain.....we would like to offer this modern two-bedroom first floor flat for sale. The property benefits from an extended lease and recently fitted kitchen and shower room. Situated in a quiet location in Sunnyside, close to good transport links, shops and other amenities. The accommodation comprises, entrance door to hall, first floor, lounge, kitchen, two bedrooms and shower room, single garage in a block. The property would be an ideal purchase for a first buyer, someone thinking of downsizing or an investment opportunity.

£89,950

NO Upper Chain.....we would like to offer this modern two-bedroom first floor flat for sale. The property benefits from an extended lease and recently fitted kitchen and shower room. Situated in a quiet location in Sunnyside, close to good transport links, shops and other amenities. The accommodation comprises, entrance door to hall, first floor, lounge, kitchen, two bedrooms and shower room, single garage in a block. The property would be an ideal purchase for a first buyer, someone thinking of downsizing or an investment opportunity.

HALLWAY

Hall to first floor.

LOUNGE

13' 4" x 12' 6" (4.06m x 3.81m)

Double Glazed window, laminate wood flooring, storage cub, TV point and Central heating radiator.



LOUNGE ADDITIONAL PHOTO



KITCHEN

8' 1" x 8' 7" (2.46m x 2.62m)

Double glazed window, fitted kitchen units to wall with work surfaces, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, integrated oven and microwave electric hob with extractor canopy.



BEDROOM ONE

12' 8" x 10' 6" (3.86m x 3.2m)

Double glazed window, central heating radiator, laminate wood flooring.



BEDROOM TWO

7' 8" x 10' 2" (2.34m x 3.1m)

Double glazed window, central heating radiator.



SHOWER ROOM

Vanity sink unit, low level WC, double shower cubicle, heated towel rail.

SINGLE GARAGE

Single Garage in block with up and over door.



NOTE FROM SUZANNE

Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		