



Elm Street, Sunnyside

Suzanne Graham estate agents would like to offer this Two-bedroom mid terrace house for sale in Sunnyside.

The property is available with no onward chain and comprises, entrance door to hallway, lounge, dining room with ingle nook fireplace and log burner, fitted kitchen, bathroom, two bedrooms, enclosed rear yard and small front garden. The accommodation is situated in Sunnyside Village with shops, restaurants, doctors, dentists and good transport links to Gateshead and Newcastle, this property would be an ideal purchase for a FTB or investor.

£140,000

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ENTRANCE HALL

Stairs to the first floor, loft access

LOUNGE

13' 9" x 5' (4.19m x 1.52m)

Double glazed window, Feature fireplace with cast iron effect grate and original tile inset, hardwood flooring, central heating radiator.



DINING ROOM

14' 7" x 11' 4" (4.44m x 3.45m)

Double glazed window, inglenook fireplace with log burner, storage cupboard, coving to ceiling, second downstairs storage cupboard/pantry.



ADDITIONAL DINING PHOTO



KITCHEN

10' 2" x 7' 6" (3.1m x 2.29m)

Fitted kitchen units with work surfaces, integrated electric oven and gas hob, extractor canopy, sink unit with mixer tap, plumbing for washing machine.



BATHROOM

White bathroom suite with free standing bath, mixer shower attachment, WC, wash hand basin and heated towel rail.



STAIRS TO FIRST FLOOR

MASTER BEDROOM

11' 4" x 16' 7" (3.45m x 5.05m)

Double glazed window, wood flooring, central heating radiator.



BEDROOM TWO

10' 8" x 13' 6" (3.25m x 4.11m)

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



EXTERNALLY

Enclosed rear yard, small front garden.

**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.

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