



Neill Drive, Sunnisde

We would like to offer this three bedroom semi-detached house for sale on Neill Drive, Sunnisde. The property is currently tenanted with a long term tenant. The property comprises of entrance hall, breakfasting kitchen, lounge, to the first floor there are three bedrooms and a bathroom/w.c. Externally there are gardens and driveway parking.

£125,000

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ENTRANCE HALL

BREAKFASTING KITCHEN

20' 0" x 8' 9" (6.1m x 2.67m)

Range of fitted kitchen units with worktop surfaces, ceramic wall and floor tiles, gas oven point, 3 x double glazed windows, central heating radiator



ADDITIONAL KITCHEN PHOTO



LOUNGE

18' 7" x 10' 10" (5.66m x 3.3m)

Central heating radiator, double glazed window, laminate wood flooring, electric fire with surround.



FIRST FLOOR

BEDROOM ONE

11' 11" x 10' 11" (3.63m x 3.33m)

Double glazed window, central heating radiator,



BEDROOM TWO

11' 11" x 8' 9" (3.63m x 2.67m)

Fitted wardrobes, double glazed window, central heating radiator



BEDROOM THREE

9' 4" x 7' 7" (2.84m x 2.31m)

Double glazed window, central heating radiator,

EXTERNALLY

There is a lawned garden to the rear.

To the front there is a block paved driveway for off road parking.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		