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Tel: 0191 414 1200
Email: info@livinglocalhomes.co.uk











Kingsway, Sunniside,
Tyne And Wear, NE16 5PL

CHAIN FREE A lovely three bedroom end terrace home situated on Kingsway, Sunniside, offering spacious accommodation and plenty of potential. The ground floor comprises an open plan lounge/dining area, separate kitchen, utility space and downstairs wet room. To the first floor are three good sized bedrooms and a family bathroom. Externally, the property benefits from on street parking and enclosed front and rear gardens, ideal for relaxing, entertaining and family life. In need of a little TLC, this charming home offers a fantastic opportunity for buyers looking to make it their own. Early viewing is highly recommended! Awaiting EPC.

*****CHAIN FREE*****

Project Property

End Terrace

Spacious Gardens

Three Bedrooms

Awaiting EPC

£190,000

Lounge *19' 9" x 11' 5" (6.03m x 3.48m) Max*
A dual outlook spacious living room combining family living and dining space with access to separate kitchen.

Kitchen *11' 0" x 8' 11" (3.36m x 2.73m)*
Fitted with a range of base and wall units for storage, space for white goods and pleasant outlook to the enclosed rear garden.

Downstairs Wet Room *6' 2" x 5' 3" (1.89m x 1.59m)*
A bonus to the home! Downstairs easy access wet room featuring W/C, Wash Basin and Electric shower.

Utility/ Storage Space *6' 9" x 4' 0" (2.06m x 1.21m)*
Currently used as storage and housing the white goods.

Bedroom 1 *11' 10" x 10' 1" (3.61m x 3.08m) Max*
Benefits from built in storage.

Bedroom 2 *12' 3" x 9' 7" (3.74m x 2.91m) Max*
Benefits from built in storage.

Family Bathroom *9' 7" x 5' 5" (2.92m x 1.64m) Max*
Features a W/C, Wash Basin, Walk In Shower.

Bedroom 3 *10' 3" x 8' 0" (3.13m x 2.44m) Max*
Benefits from built in storage and outlook to the front of the property.

Externally
To the front of the property there is an enclosed lawned garden with steps up to the street where public parking is available. To the rear is an easy to maintain enclosed courtyard styled garden. With cul de sac parking to the rear. Close to country walks and local amenities.

Additional Information
Council tax band A. Awaiting EPC. We understand this property is freehold. We understand the property is freehold. Mobile phone coverage and broadband availability: https://checker.ofcom.org.uk/ Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Important Note To Purchasers
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

EPC Graph (full EPC available on request)

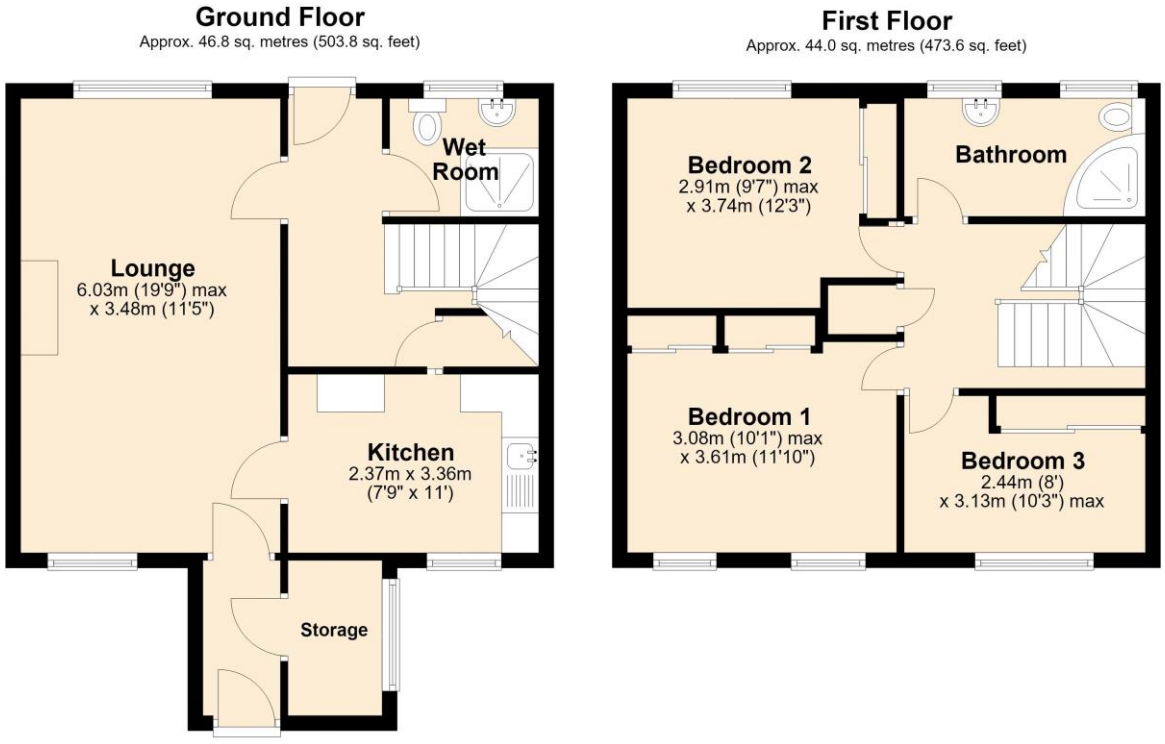








Floorplan



Total area: approx. 90.8 sq. metres (977.4 sq. feet)

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