

135 Sydney Grove , Wallsend, NE28 9YS

- ** CLOSE TO THE RISING SUN COUNTRY PARK ** THREE BEDROOM SEMI- DETACHED HOUSE **
- ** GARAGE WITH ELCTRONIC ROLLER DOOR & OFF STREET PARKING FOR TWO VEHICLES **
- ** WESTERLY ASPECT GARDEN TO REAR ** MODERN KITCHEN WITH INTEGRATED APPLIANCES **
- ** CONSERVATORY ** A GREAT FAMILY HOME IN A HIGHLY SOUGHT AFTER LOCATION **
- ** CHAIN FREE ** COUNCIL TAX BAND C ** FREEHOLD ** ENERGY RATING C **

Offers Over £245,000



- Three Bedroom Semi Detached House

- Off Street Parking For Two Vehicles

- Chain Free - Council Tax Band C

Porch
Double glazed sliding door, inner door leading into the hallway.

Hallway

Stairs to the first floor landing, cloaks cupboard, radiator.

Lounge

14'5" x 11'6" (4.40 x 3.52)

Double glazed window, radiator, open to dining area.

Dining Area

10'9" x 8'7" (3.28 x 2.63)

Double glazed French doors leading into the conservatory, radiator.

Conservatory

14'1" x 7'1" (4.30 x 2.17)

Double glazed windows, power points and double glazed French doors to the rear garden.

Kitchen

10'9" x 8'9" (3.28 x 2.67)

Fitted with a modern range of wall and base units with contrasting work surfaces over and sink unit, integrated oven and hob, integrated fridge/freezer and dishwasher, double glazed window and door to the utility room.

Utility Room

9'0" x 8'0" (2.75 x 2.46)

Plumbed for washing machine, internal door to the garage, double

- Close To The Rising Sun Country Park

- Westerly Aspect Garden To Rear

- Freehold glazed window and double glazed external door to the rear garden.

Landing

Double glazed window.

Bedroom 1

11'6" x 9'9" (3.53 x 2.99)

Double glazed window, radiator.

Bedroom 2

8'8" min x (2.65 min x)

Double glazed window, built-in sliding door wardrobes, cupboard housing the boiler, radiator.

Bedroom 3

8'9" x 7'8" (2.68 x 2.35)

Double glazed window, cupboard, radiator.

Shower Room

8'9" x 5'6" (2.68 x 1.69)

Comprising; shower cubicle, WC and wash hand basin. Double glazed windows, tiling to walls, ladder style radiator.

Garage

16'10" x 9'0" (5.15 x 2.75)

Electronic roller door, power points and lighting.

External

Externally there is a paved garden to the front together with ample space for off street parking. The rear garden has a westerly aspect and has lawn, and paved patio areas.

Material Information

- Garage With Electronic Roller Door

- Conservatory - Utility Room

- Energy Rating C

BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

EE-Good outdoor and in-home
O2-Variable outdoor
Three-UK-Good outdoor
Vodafone_Good outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:
Yearly chance of flooding:
Surface water: Medium.
Rivers and the sea: Very low.

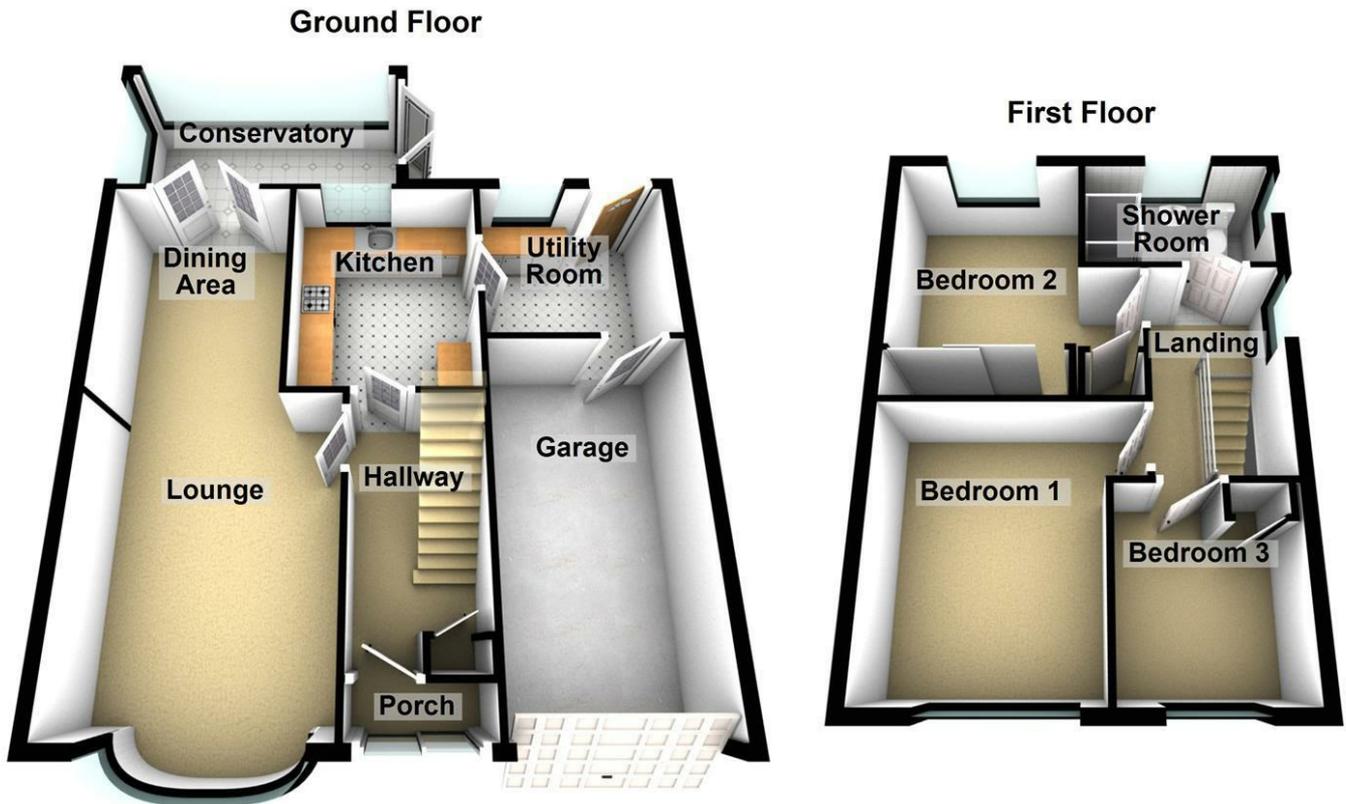
CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.







Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		69	81
England & Wales		EU Directive 2002/91/EC	