



87 Sydney Grove

Sunholme Estate, Wallsend, NE28 9HE

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

*** GUIDE PRICE £80,000 - £85,000 ***

** FIRST FLOOR FLAT ** TWO DOUBLE BEDROOMS ** POSSIBLE CHAIN FREE ** IDEAL FIRST BUY **

** GOOD SIZE KITCHEN ** UTILITY ROOM ** POPULAR LOCATION ** COUNCIL TAX BAND A **

** ENERGY RATING D ** 999 YEAR LEASE ** NO GROUND RENT **

Price Guide £80,000



- First Floor Flat
- Good Size Kitchen & Utility Room
- Council Tax Band A
- Two Double Bedrooms
- Possible Chain Free
- 999 Year Lease
- Ideal First Time Buy
- Popular Location
- Energy Rating D

Entrance Lobby

Double glazed entrance door, stairs to the first floor accommodation.

External

Externally there is a shared garden to the rear.

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

Lounge

12'3" x 13'4" (3.73 x 4.06)

Double glazed window, radiator.

Lease

The property has a 999 year lease dated from 30/10/1987 with a peppercorn rent.

Kitchen

10'3" x 8'10" (3.12 x 2.69)

Fitted with a range of wall and base units with work surfaces over, single drainer sink unit, part tiled walls, double glazed window, panelling to ceiling, tile effect flooring.

Material Information

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- Good outdoor

Vodafone_Variable outdoor

Utility Room

7'10" x 4'10" (2.40 x 1.48)

Double glazed window, plumbed for automatic washing machine, tile effect flooring.

Bedroom One

9'3" x 12'8" (2.81 x 3.86)

Double glazed window, radiator.

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

Bedroom Two

12'6" x 9'7" (3.82 x 2.92)

Double glazed window, radiator.

FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.

Bathroom

7'9" x 5'4" (2.37 x 1.63)

Fitted with a three piece suite comprising; bath, low level WC, wash hand basin, panelling to walls, double glazed window.

CONSTRUCTION:

Traditional



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC