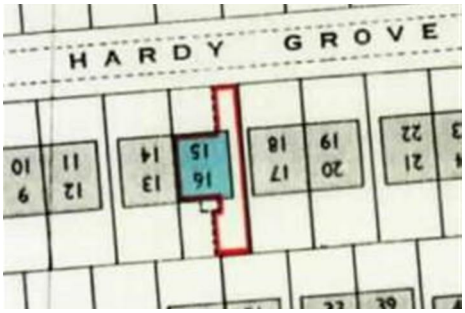
next2buy
property retailers
make the next step easy



16 Hardy Grove

Sunholme Estate, Wallsend, NE28 9HF

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.

A GREAT FIRST-TIME BUY • TWO DOUBLE BEDROOMS • FIRST FLOOR FLAT • PRIVATE REAR GARDEN

READY TO MOVE INTO • POPULAR LOCATION • COUNCIL TAX BAND A • ENERGY RATING C

CLOSE TO RISING SUN COUNTRY PARK, SCHOOLS, AMENITIES AND GOOD TRANSPORT LINKS •

999 YEAR PEPPERCORN LEASE FROM 27.2.1987

Offers Over £105,000

2 1 1 C

- Private Rear Garden
- Close to Local Amenities, Schools and Transport Links
- Energy Rating C
- Ready to Move Into
- Close to Rising Sun Country Park
- Leasehold 999 Peppercorn Lease from 27.2.1987
- Great First Time Buy
- Two Double Bedrooms
- Council Tax Band A

Entrance

Double glazed entrance door, wood effect flooring, radiator, stairs to first floor accomodation.

Lounge

14'9" max x 16'11" max (4.50 max x 5.16 max)
Storage cupboard, double glazed window and radiatior.

Kitchen

10'3" max x 8'7" (3.13 max x 2.64)
Two double glazed windows, radiator, fitted with range of base and floor units with complimentary worksurfaces, sink unit, built in oven and hob with overhead extractor hood, plumbed for washing machine.

Bathroom

8'7" x 6'3" (2.63 x 1.91)
Comprising: Bath with overhead shower, WC and wash hand basin. Double glazed window, ladder style radiator and part tiled walls.

Rear Lobby

Boiler and stairs giving access to rear garden.

Bedroom 1

13'10" x 9'1" (4.22 x 2.79)
Double glazed window, radiator, recessed lighting, and coving to ceiling. Front Elevation.

Bedroom 2

12'6" x 9'6" (3.82 x 2.91)
Double glazed window, radiator, recessed lighting, and coving to ceiling. Front Elevation.

External

To the rear there is a private fenced garden.

Para - 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

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you’re inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor, variable in-home
O2- Good outdoor
Three - 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: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:
Traditional

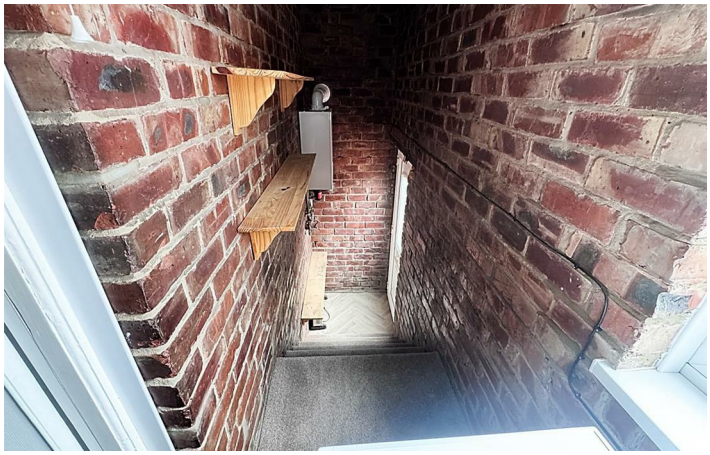
This information must be confirmed via your surveyor and legal representative.

Rising Sun Country Park

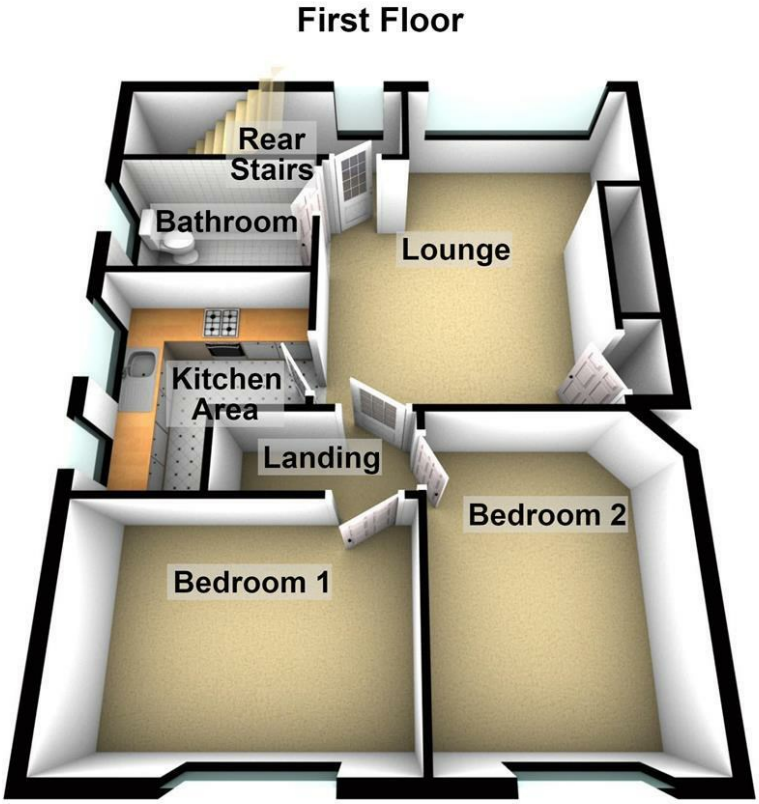
Rising Sun Country Park is a 162-hectare country park in Benton, North Tyneside, just north of Newcastle upon Tyne. It's a popular destination for walking, wildlife spotting, cycling, family outings, and photography.
Some highlights include:
Swallow Pond Nature Reserve with bird hides for birdwatching.
A network of walking, cycling, and bridle paths, including accessible routes.
The Countryside Centre, which has a café, toilets, an exhibition area, and visitor facilities.
Rising Sun Farm, a working farm with sheep, pigs, poultry, and educational activities.
A children's play area and picnic spots.
Free admission and free parking.
The park has an interesting history—it occupies land that was once home to the Rising Sun Colliery and an isolation hospital before being transformed into a country park after the mine closed in 196

Leasehold

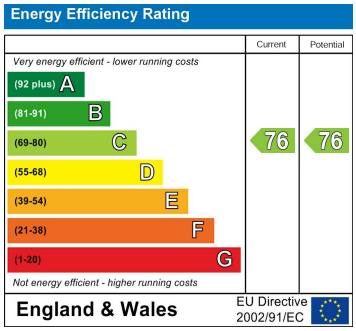
999 Year Peppercorn lease from 27.02.1987. This information must be confirmed via your conveyancer.



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.



136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
Tel: 0191 295 3322 Email: info@next2buy.com https://www.next2buy.com