KINGSWAY

SUNNISIDE

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welcoming you home



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***
- Two Bathrooms
- Spacious Gardens
- Three Bedroom End Terrace
- Larger Style
- EPC Rating C









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

Kitchen
11'0" x 8'11"
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"
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"
Currently used as storage and housing the white goods.

Bedroom 1
11'10" x 10'1" Max
Benefits from built in storage.

Bedroom 2
12'3" x 9'7" Max
Benefits from built in storage.

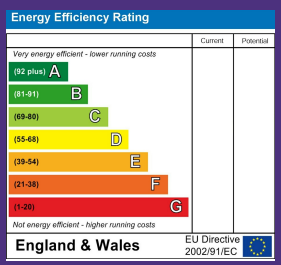
Family Bathroom
9'7" x 5'5" Max
Features a W/C, Wash Basin, Walk In Shower.

Bedroom 3
10'3" x 8'0" Max
Benefits from built in storage and outlook to the front of the property.

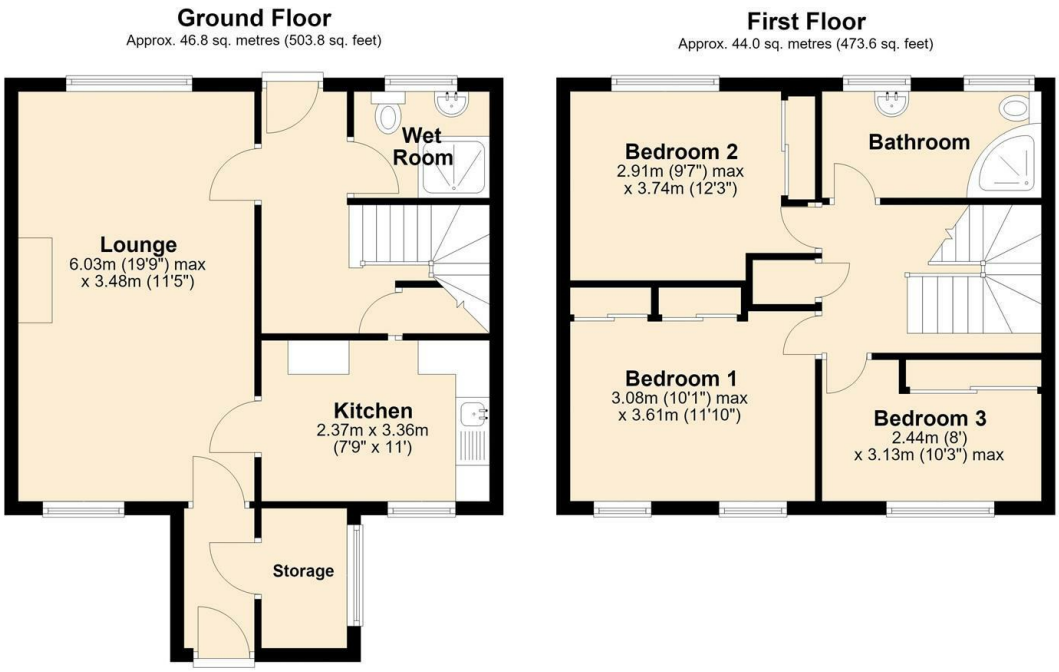
Externally
To the front of the property there is an enclosed lawned garden with steps up to the street where public parking is available. To the rear is an easy to maintain enclosed courtyard styled garden. With cul de sac parking to the rear. Close to country walks and local amenities.

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.



Asking Price £190,000



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

Disclaimer
1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



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