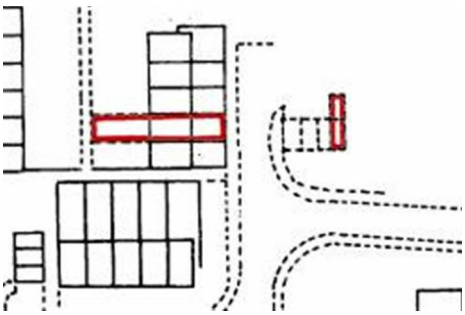
next2buy property retailers make the next step easy









31 Sunholme Drive

Sunholme Estate, Wallsend, NE28 9YU

• GUIDE PRICE £170,000 - £180,000 •

• FANTASTIC FIRST TIME BUY • THREE BEDROOM MID TERRACE HOUSE • SOUGHT AFTER AREA •

• LOVELY MODERN KITCHEN/DINER • GARAGE IN NEARBY BLOCK • GARDENS FRONT & REAR •

• CLOSE TO THE RISING SUN COUNTRY PARK • MODERN REFITTED SHOWER ROOM • CHAIN FREE

• WILL BE FREEHOLD UPON COMPLETION • COUNCIL TAX BAND B • ENERGY RATING C

Price Guide £170,000

3 1 1 C

- Three Bedroom Mid Terrace House
- Close To The Rising Sun Country Park
- Modern Kitchen & Shower Room
- Immaculately Presented Throughout
- Garage In Nearby Block
- Fantastic First Buy - Chain Free
- Council Tax Band B
- Freehold Purchase Underway
- Energy Rating C

Entrance

Double glazed composite entrance door, stairs to the first floor landing, laminate flooring, radiator.

Lounge

15'7" x 11'5" (4.77 x 3.50)
Double glazed bow window, fireplace, storage cupboard, laminate flooring, radiator.

Kitchen/Diner

14'7" x 8'6" (4.47 x 2.60)
Fitted with a modern range of wall and base units with work surfaces over and sink unit, integrated oven and hob with extractor hood over, double glazed window, tiling to floor, radiator and double glazed patio doors leading out to the rear garden.

Landing

Two storage cupboards.

Bedroom 1

11'7" to robe x 8'2" (3.55 to robe x 2.51)
Double glazed window, built-in wardrobes.

Bedroom 2

8'10" to robe x 8'2" (2.70 to robe x 2.51)
Double glazed window, built-in wardrobes., radiator.

Bedroom 3

8'6" 6'1" (2.61 1.87)
Double glazed window.

Shower Room

6'0" x 5'8" (1.84 x 1.74)
Comprising; shower cubicle, WC and wash hand basin, double glazed window, tiling to walls and floor, ladder style radiator.

External

Externally there is a garden to the front which is laid to lawn. The rear garden is low maintenance and has a decked patio area and a rear access gate.

Garage

There is a single garage which is situated in a nearby block

Important Information

The property currently has a 99 year lease dated from 01/03/1975. The freehold purchase is currently underway and the property will be sold as freehold on completion of a sale.

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, variable in-home
O2-Good outdoor
Three-UK-Good outdoor
Vodafone-Good outdoor and in-home

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.

















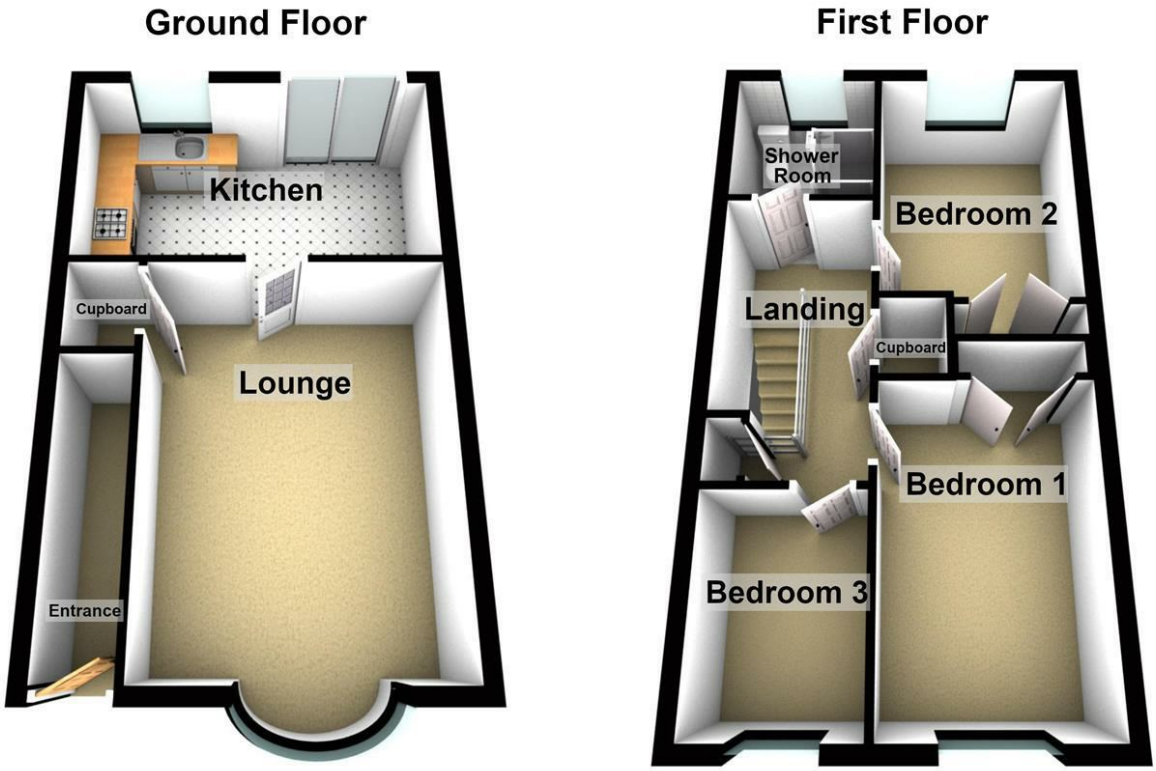




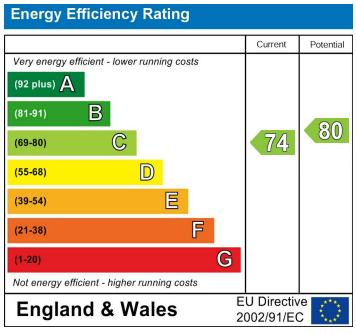




Floor Plan



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.



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