



## Sydney Grove Wallsend

Such a fabulous opportunity to purchase this wonderful two bedroom semi detached house on a superb plot. Located on the ever popular Sunholme Estate close to the Rising Sun Country Park, local schools, bus routes and convenient for transport links to the City Centre and A19 North and South. The property has wrap around gardens and has tremendous potential for extension, with plans and consent already in place for a double story extension. Well presented throughout and comprising of, entrance hallway, lounge, excellent size dining kitchen with integrated appliances. There are two large double bedrooms to the first floor and a stylish family bathroom with shower.

# £145,000

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** staircase to the first floor, double glazed window, modern flooring, door to:



**LOUNGE:** (front): 14'4 x 11'8, (4.37m x 3.56m), with measurements into alcoves, light, airy and spacious front lounge with double glazed window, radiator, feature fireplace, door to:



**DINING KITCHEN:** 15'2 x 9'6, (4.72m x 2.90m), generous and spacious family dining kitchen incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, cooker hood, plumbing for automatic washing machine, radiator, under-stair pantry cupboard, double glazed window, double glazed door to garden, tile effect flooring, tiled splashbacks, spotlights to ceiling

**FIRST FLOOR LANDING AREA:** double glazed window, loft access



**BEDROOM ONE:** (front): 12'3 x 10'4, (3.73m x 3.15m), spacious double bedroom, radiator, double glazed window, large recess storage area

**BEDROOM TWO:** (rear): 11'0 x 9'3, (3.35m x 2.82m), radiator, double glazed window

**BATHROOM:** spacious bathroom, stylish and modern, comprising of, bath with hot and cold mixer taps, chrome shower and additional forest waterfall spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, radiator, tile effect flooring, tiled bath and shower area, spotlights to ceiling

**EXTERNALLY:** extensive gardens to the front, side and rear, with lawn, borders and paving, outside tap, large shed, extensive parking

**AGENTS NOTE:** We have been advised that the property has current planning consent for a two story extension. Plans are available to view on request

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Driveway

#### **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **TENURE**

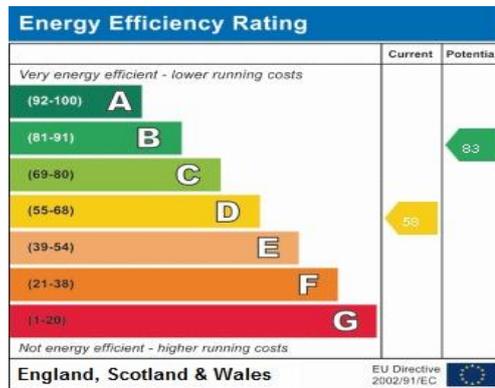
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: A**

**EPC RATING: C**

WB1814.AI.DB.19.03.2024.V.1





**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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