



Sydney Grove | Sunholme Estate | NE28 9HD

**£105,000**

A fabulous, 1930's semi-detached maisonette located on the highly sought after Sunholme Estate, Wallsend. Close to the Rising Sun Nature Reserve, local schools, shops, bus routes and excellent transport links. This lovely property offers spacious and versatile accommodation over two floors with an entrance lobby, first floor landing, superb sized lounge/dining room, rear lobby/boot room with access out to the rear private, South facing garden area, two double bedrooms to the first floor, both with fitted storage, family kitchen, stairs up to the second floor with double bedroom, dressing area with storage and family bathroom with shower, storage into the eaves.

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**Sought After Semi Detached**

**Lovely Sunny Garden**

**Fabulous Sized Lounge/Diner**

**Fitted Kitchen**

**Two Double Bedrooms to First Floor**

**Large Principal Bedroom to Second Floor**

**Bathroom with Shower**

**Great Location!**

Entrance Door to:

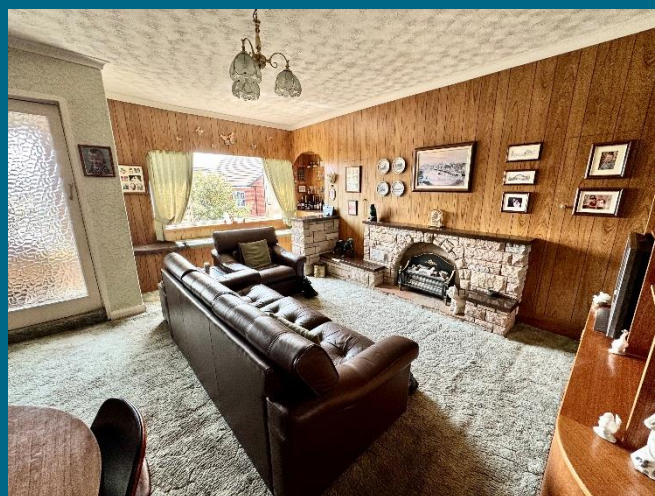
ENTRANCE LOBBY: staircase up to the first floor, radiator:

FIRST FLOOR LANDING AREA: through to:

LOUNGE/DINING ROOM: (rear): 17'6 x 16'5, (5.31m x 5.0m), including depth of staircase up to the second floor, large double glazed window with window seat, stone feature fireplace with electric fire, panelling to walls, radiator, cornice to ceiling, door through to kitchen, door to:

INNER LOBBY/BOOT ROOM: double glazed window, door to stairs out to the garden area

KITCHEN: 16'4 x 5'4, (4.98m x 1.62m), large "Galley style" kitchen incorporating a range of base, wall and drawer units, roll edge worktops, central heating boiler, under bench space for fridge, single drainer sink unit with mixer taps, plumbing for automatic washing machine, two double glazed windows, spotlights to ceiling

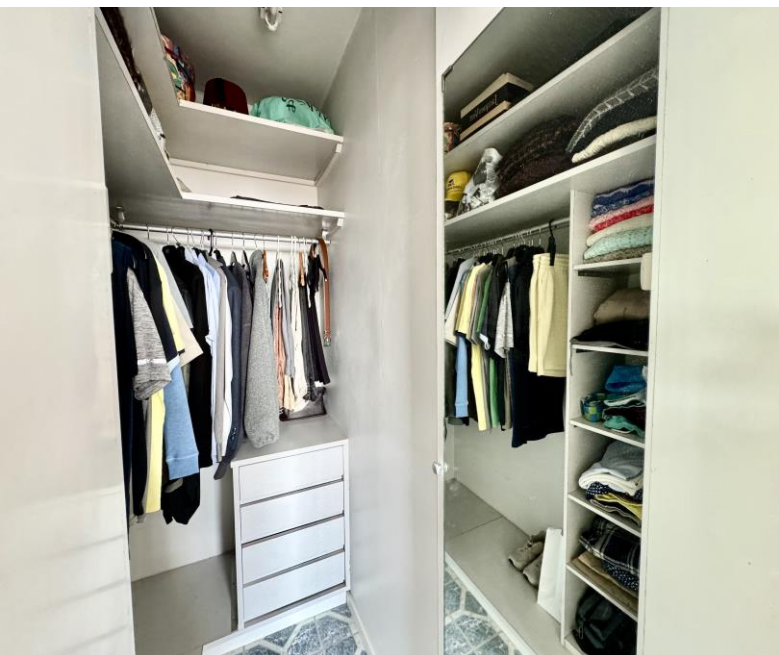


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**BEDROOM TWO:** (front): 12'6 x 9'4, (3.84m x 2.84m), fitted wardrobes, shelves, drawers, double glazed window, radiator

**BEDROOM THREE:** (front): 14'6 x 9'0, (4.42m x 2.74m), fitted robes, dressing table and shelving, radiator, double glazed window

**SECOND FLOOR LANDING AREA:** door to:

**BEDROOM ONE:** (rear): 12'4 x 8'2, (3.76m x 2.48m), radiator, double glazed window, open through to:

**DRESSING ROOM:** hanging space and shelving

**BATHROOM:** 8'1 x 6'7, (2.46m x 2.0m), comprising of, bath, electric shower, pedestal washbasin, Velux window, radiator, fully tiled walls, storage into eaves

**SEPARATE W.C.:** low level w.c.

**EXTERNALLY:** south facing rear garden

## **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to Cabinet

Mobile Signal Coverage Blackspot: No

Parking: On street

## **MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## **TENURE**

The property as a pair of flats is currently Freehold. The owner is creating two separate Leaseholds with a Lease length of 999 years, with a Peppercorn (zero), ground rent payable. Further legal clarification should be sought from your solicitor prior to proceeding

**COUNCIL TAX BAND: A**

**EPC RATING: D**

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# Awaiting FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		

**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



**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.