



Sydney Grove| Sunholme Estate | NE28 9HD

£85,000

Highly sought after, 1930's ground floor flat with private, block paved driveway and Southerly rear garden. Available with no onward chain, close to local schools, shops, bus routes and transport links. The beautiful Rising Sun Country Park is also nearby. Entrance hallway, rear lounge overlooking the garden area, rear hall/boot storage area, fitted kitchen, bathroom with shower, two excellent sized bedrooms, gas radiator central heating system and double glazing.

ROOK
MATTHEWS
SAYER



2



1



1

Sought After Lower Flat

Excellent Transport Links

Close to Schools, Shops and Bus Routes

No Onward Chain

Excellent Sized Lounge

Kitchen, Bathroom with Shower

Two Bedrooms

Large Front Driveway, Rear Garden

For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: radiator, fitted cupboard, dado rail, door to:

LOUNGE: (rear): 14'0 x 13'9, (4.27m x 4.19m), superb sized lounge with fitted storage and measurements excluding depth of alcoves, double glazed window, radiator, window seat, electric fire, additional storage cupboard, panelling to wall, door to:

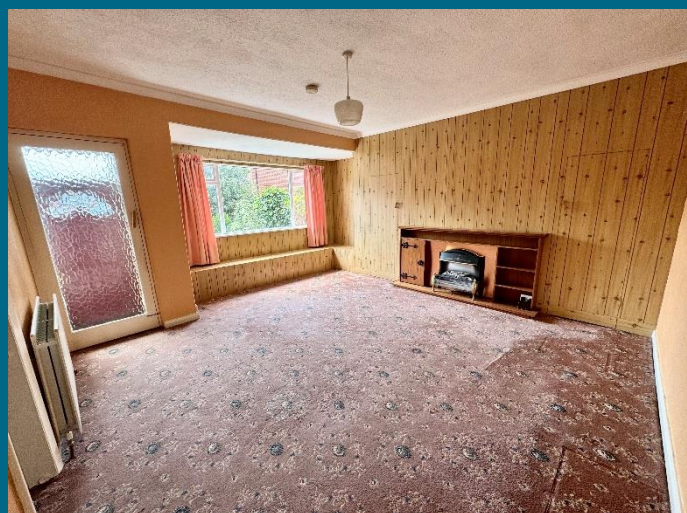
KITCHEN: 8'1 x 5'5, (2.46m x 1.65m), fitted kitchen incorporating a range of base, wall and drawer units, worktops, radiator, double glazed window, plumbed for automatic washing machine, panelling to wall, combination boiler

BEDROOM ONE: (front): 12'5 x 10'7, (3.81m x 3.22m), radiator, double glazed window

BEDROOM TWO: (front): 9'3 x 9'0, (2.82m x 2.74m), radiator, double glazed window

BATHROOM: comprising of, bath, electric shower, pedestal washbasin, low level w.c. single glazed window, double glazed window, radiator

EXTERNALLY: southerly rear garden which will be private, front driveway



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: Driveway

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.

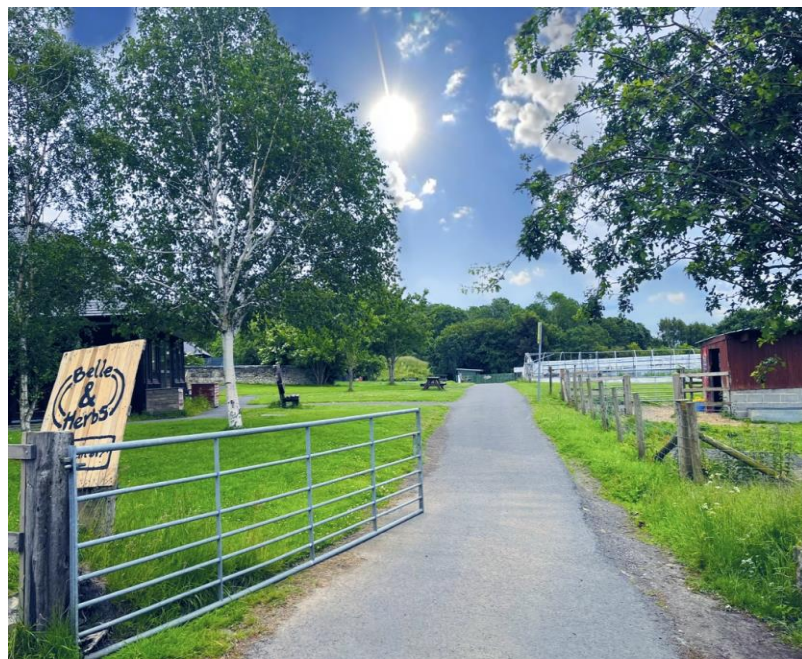
TENURE

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: TBC

WB3157.AI.DB.12.08.2025.V.1



Awaiting Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 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.