



Greystoke Avenue | Sandyford | NE2 1PN

£210,000

 x5  x1  x2

Five Bedroom Maisonette

CASH BUYERS ONLY

Prime Sandyford Location

Freehold

No Upper Chain

EPC Rating E

Two Shower Rooms/WCs

Council Tax Band A

RMS | Rook
Matthews
Sayer

LOUNGE: 11'8 x 13'2 (3.56m x 4m)

Double glazed window to the rear and a double radiator.

KITCHEN: 14'3 x 7'8 (4.35m x 2.33m)

Fitted with a range of wall and base cupboards, work surfaces, double drainer sink unit, built in electric oven, built in gas hob with an extractor fan, part tiled walls, combination boiler, double glazed windows to the side and rear, and a double glazed door to the rear.

BEDROOM ONE: 15'0 x 7'5 (4.57m x 2.27m)

Double glazed window to the rear and a double radiator.

BEDROOM TWO: 9'10 into cove x 11'2 into bay (3m into cove x 3.41m into bay)

Double glazed bay window to the front with 1 alcove.

BEDROOM THREE: 10'8 x 8'0 (3.24m x 2.43m)

Double glazed window to the front and a double radiator.

BEDROOM FOUR: 7'10 into recess x 19'0 (2.39m into recess x 5.80m)

Velux window to the rear and a single radiator.

BEDROOM FIVE: 8'2 into recess x 17'10 (2.49m into recess x 5.44m)

Velux window to the front and a single radiator.

SHOWER ROOM/WC: 5'6 x 8'8 (1.68m x 2.63m)

White 3-piece suite comprising of a pedestal wash hand basin, step in shower cubicle with mains shower, low level WC, extractor fan and a single radiator.

BATHROOM/WC: 5'4 x 6'3 (1.63m x 1.91m)

White 3-piece suite comprising of a paneled bath with mains shower over pedestal wash hand basin, low level WC, single radiator and an extractor fan.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Permit Parking

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

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

(Cash buyers will need to create a new lease if they want to sell on in the future as mortgage lenders won't currently lend on this property)

COUNCIL TAX BAND: A

EPC RATING: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	53 E	
21-38	F		
1-20	G		

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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.

