



Sunholme Drive | Wallsend | NE28 9YU

£170,000

This attractive three-bedroom mid terrace offers bright, well-proportioned accommodation together with stylish recent improvements that make it ready to move straight into. Occupying a pleasant position within the sought-after Sunholme Estate, the property enjoys easy access to Rising Sun Country Park, excellent local amenities and convenient transport links into Newcastle and beyond. The lounge provides a welcoming principal reception room with generous proportions, a feature fireplace creating an attractive focal point and a large front bay window allowing natural light to fill the space. To the rear, the dining kitchen has been designed for modern everyday living, offering an excellent range of fitted units, integrated cooking appliances and ample space for dining. French doors open directly onto the garden, creating a seamless connection between the indoor and outdoor living spaces. Upstairs are three well-proportioned bedrooms, with fitted wardrobes to both principal bedrooms, making excellent use of the available space. The accommodation is completed by a recently refurbished bathroom finished to a superb contemporary standard, featuring elegant full-height tiling, black designer fittings, a vanity wash basin and a shower over the bath, delivering a sleek, high-quality finish. Outside, the rear garden has undergone an impressive transformation to create a stylish, low-maintenance outdoor retreat. Contemporary paving across split levels provides an ideal setting for entertaining, relaxing or family gatherings, while the detached garage and gated rear access add further practicality. The pedestrianised frontage and lawned front garden complete the appeal of this excellent home. Combining modern presentation, quality improvements and a highly convenient location, this is a property that will appeal to a wide range of buyers looking for a home they can simply move into and enjoy.

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Beautifully Presented Three-Bedroom Mid Terrace

Spacious Lounge with Feature Fireplace and Bay Window

Modern Dining Kitchen with French Doors to Rear

Close to The Rising Sun Country Park. Amenities, Schools and Transport Links

Three Well-Proportioned Bedrooms

Landscaped Paved Rear Garden and Detached Garage

For any more information regarding the property please contact us today

LOUNGE: 17'3" x 14'8" (5.26m x 4.47m) Double glazed entrance door, staircase to the first floor, under-stair storage cupboard double glazed bay window overlooking the front garden, feature fireplace with electric fire, night storage electric heater, door to:

DINING KITCHEN: 14'7" x 8'6" (4.45m x 2.59m) Fitted with a range of wall, base and drawer units, work surfaces, integrated electric oven and hob, sink unit with mixer tap, tiled splashbacks, plumbing for washing machine, night storage electric heater, double glazed window, double glazed French doors opening onto the rear garden.

FIRST FLOOR LANDING: Storage cupboard housing the hot water cylinder, loft access, door to:

BEDROOM ONE: 11'7" x 8'3" (3.53m x 2.52m) Double glazed window overlooking the front, fitted sliding wardrobes, electric heater.

BEDROOM TWO: 9'1" x 8'3" (2.77m x 2.52m) Double glazed window overlooking the rear, fitted sliding wardrobes, coving to ceiling, electric heater.

BEDROOM THREE: 10'9" x 6'1" (3.28m x 1.85m) Double glazed window overlooking the front, over-stair recess, electric heater.

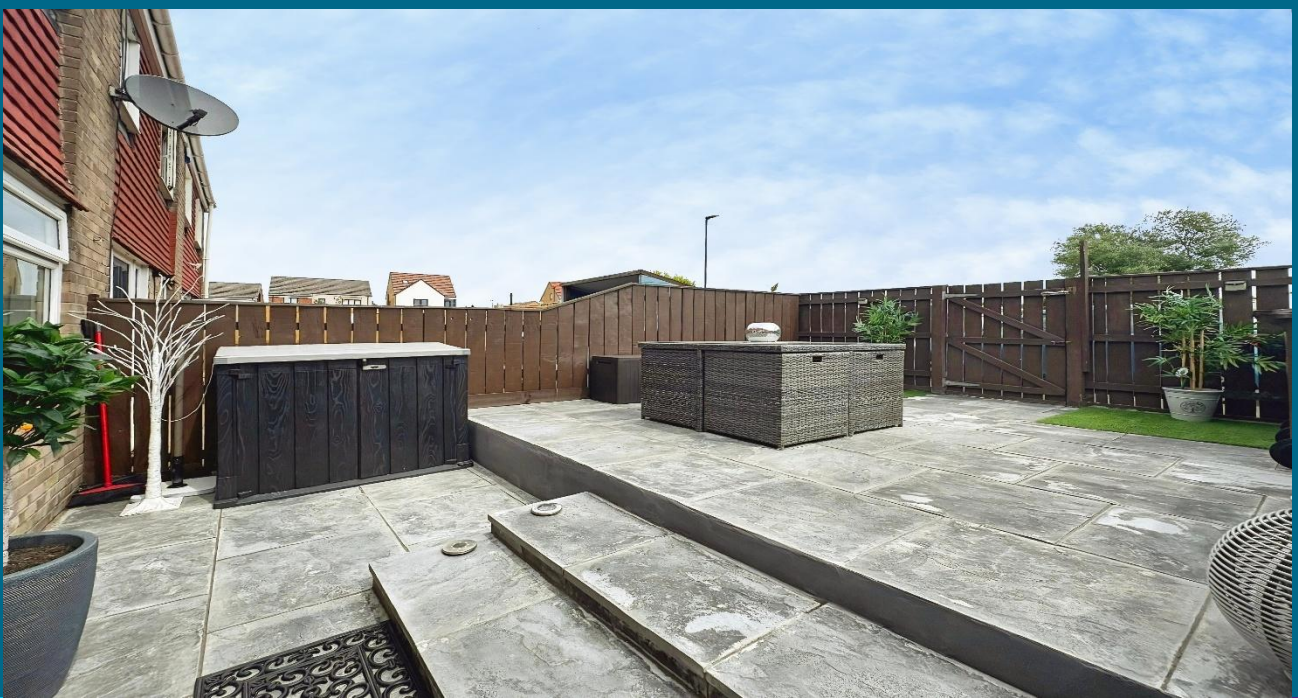
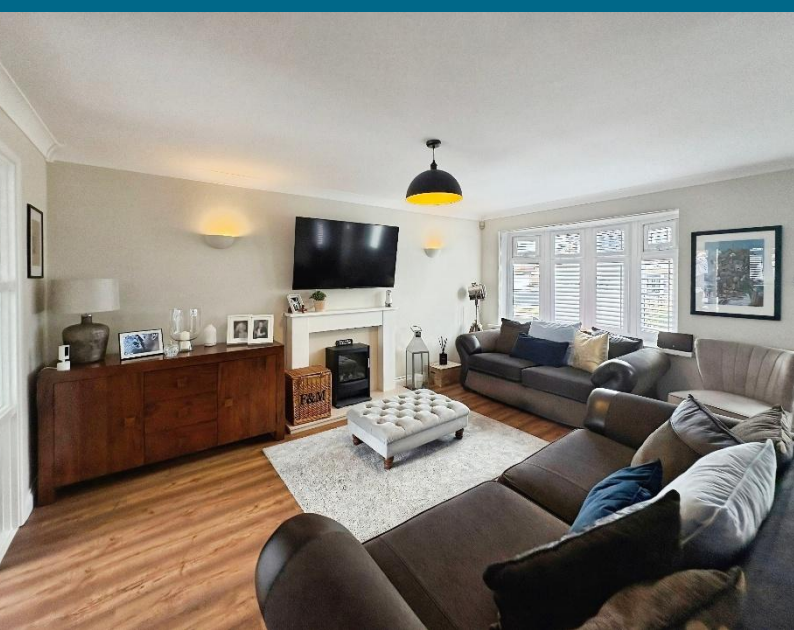
BATHROOM: Contemporary white suite comprising panelled bath with black rainfall shower and glazed screen, vanity wash hand basin with storage beneath, low level WC, fully tiled walls, tiled flooring, double glazed window.

EXTERNALLY: Pedestrianised frontage with lawned front garden and pathway leading to the entrance. To the rear is a beautifully landscaped, enclosed garden finished with contemporary paving over two levels, creating an excellent low maintenance space for outdoor entertaining. Gated rear access leads to the detached garage.

T: 0191 2463666

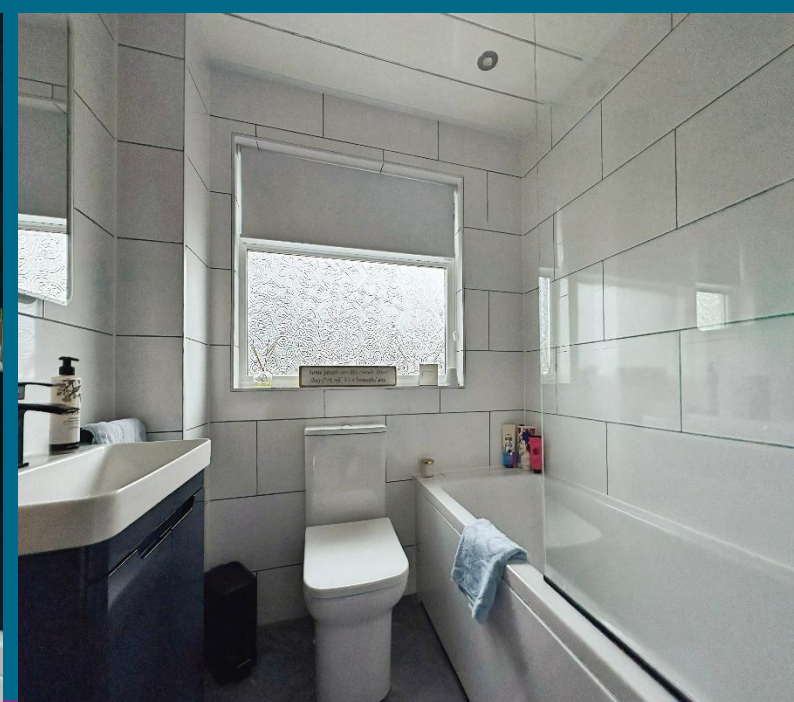
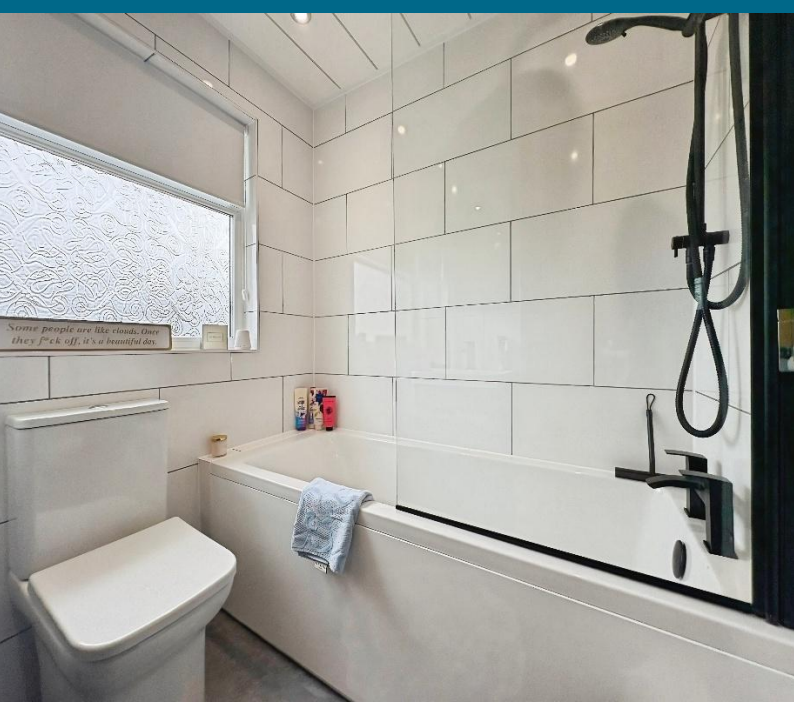
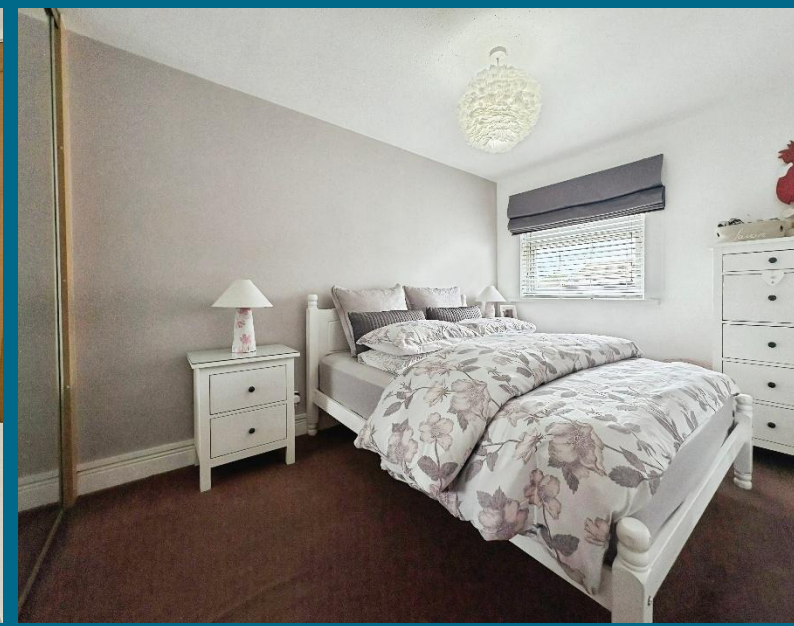
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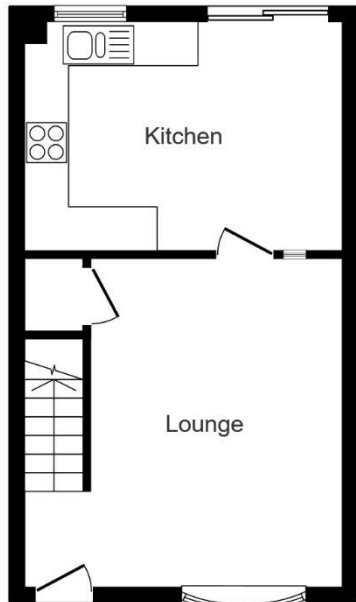
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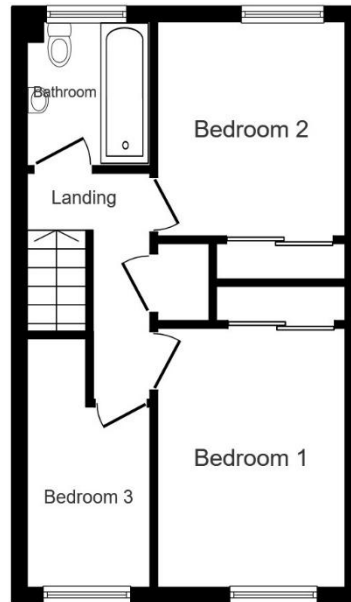


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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains Electric, Night Storage
- Broadband: FTTC
- Mobile Signal Coverage Blackspot: No
- Parking: Garage access at the rear of the property

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

COUNCIL TAX BAND: B

EPC RATING:

WB3150 TJ.DB.03.07.2026

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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