



Sunholme Drive | Wallsend | NE28 9YU

Guide Price: £170,000 -£180,000

A beautifully presented three-bedroom mid terrace home offering spacious accommodation, a detached garage and stylish interiors throughout. The accommodation begins with an entrance hallway leading through to an impressive living room, a bright and welcoming space centred around an attractive feature fireplace. To the rear, the dining kitchen has been fitted with a modern range of wall and base units, ample worktop space and room for dining space, with Sliding doors providing direct access onto the raised decked seating area and enclosed rear garden. To the first floor are three bedrooms, two of which benefit from built in wardrobe space providing excellent storage, together with a beautifully appointed contemporary shower room finished with tiled floors and walls, a walk-in shower, vanity storage and a heated towel rail. Externally, the property enjoys a front garden with pathway leading to the entrance, while the rear has been designed for ease of maintenance with decorative slate, paved pathways and a raised decked seating area. A detached garage provides valuable secure parking or additional storage. Situated within a popular residential location, the property is well placed for local schools, shops, transport links and amenities, making it an excellent opportunity to acquire a stylish home in a convenient position.

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**3****1****1****THREE-BEDROOM MID TERRACE****DETACHED GARAGE****SPACIOUS LIVING ROOM****NO ONWARD CHAIN****STYLISH REFITTED SHOWER ROOM****TWO BEDROOMS WITH BUILT-IN STORAGE****TURNKEY PRESENTATION****FRONT AND REAR GARDEN SPACE**

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Front entrance door, staircase to first floor, radiator, door to:

LIVING ROOM: 15'7" x 11'6" (4.75m x 3.51m)
Double glazed bow bay window, radiator, feature fireplace with electric stove, decorative coving, under stairs storage cupboard, door to:

DINING KITCHEN: 14'8" x 8'6" (4.47m x 2.59m)
Double glazed window, double glazed sliding door to rear garden, fitted wall and base units, complementary work surfaces, sink with mixer tap, space with plumbing for washing machine, electric oven, electric hob, cooker hood, wall mounted combi boiler, radiator, tiled flooring.

LANDING: Loft access, storage cupboard, door to:

BEDROOM ONE: 11'7" x 8'9" (3.53m x 2.67m)
Double glazed window, built in wardrobes, radiator.

BEDROOM TWO: 8'10" x 8'3" (2.69m x 2.51m)
Double glazed window, built in wardrobes, radiator.

BEDROOM THREE: 8'6" x 6'1" (2.59m x 1.85m)
Double glazed window, radiator.

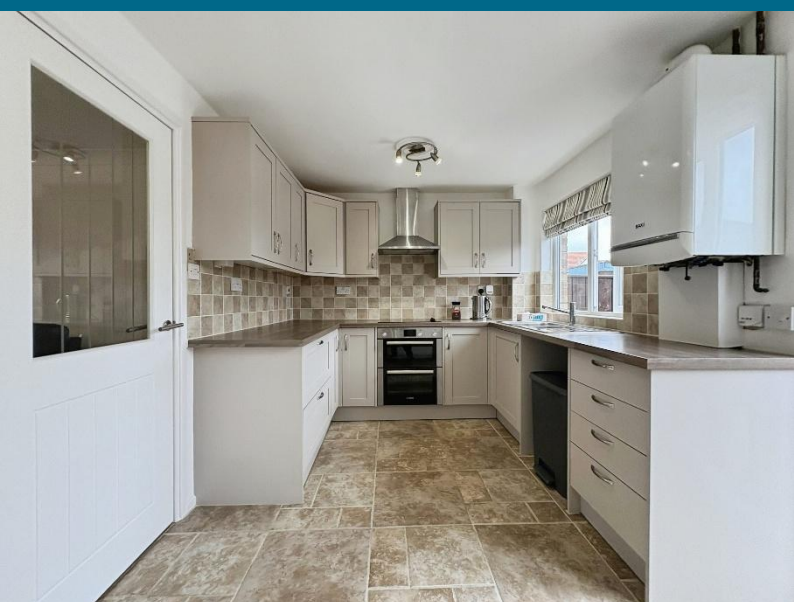
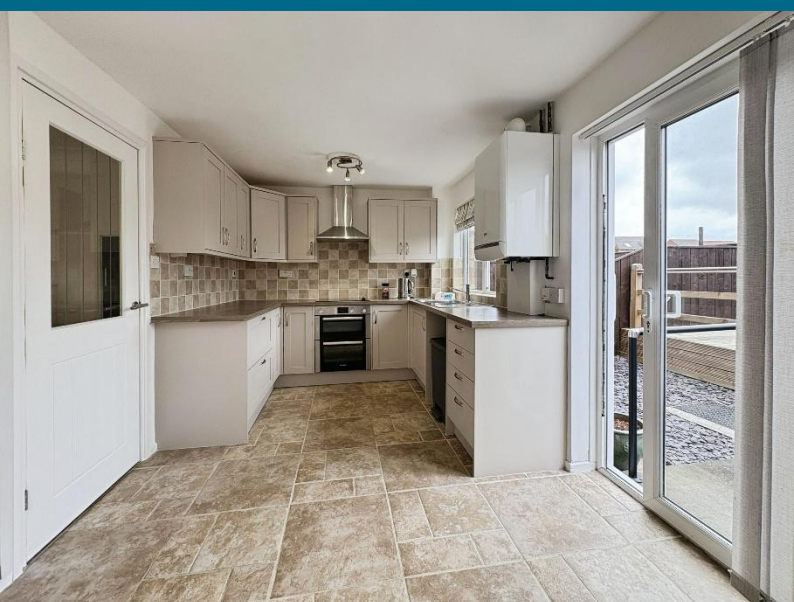
SHOWER ROOM: 6'0" x 5'8" (1.83m x 1.73m)
Double glazed frosted window, walk-in shower enclosure with rainfall shower, vanity wash hand basin, low level W.C, heated towel radiator, tiled walls, wood effect tiled flooring.

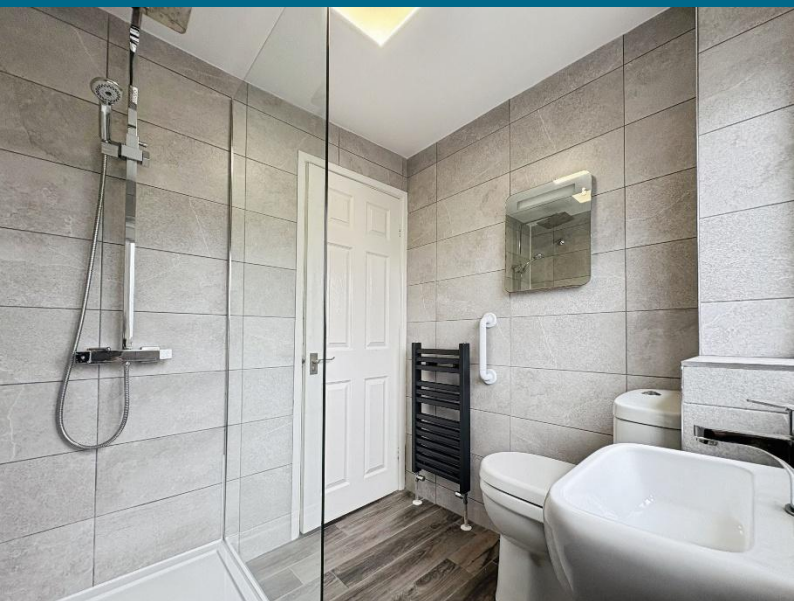
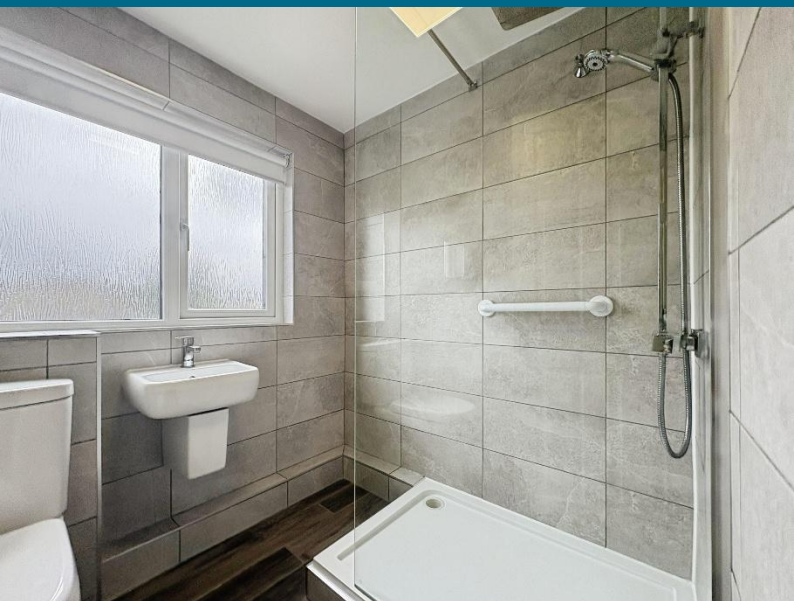
EXTERNALLY: Lawned front garden with pathway leading to the entrance. Enclosed low maintenance rear garden incorporating decorative slate, paved pathways and raised decked seating area with fenced boundaries and gated rear access.

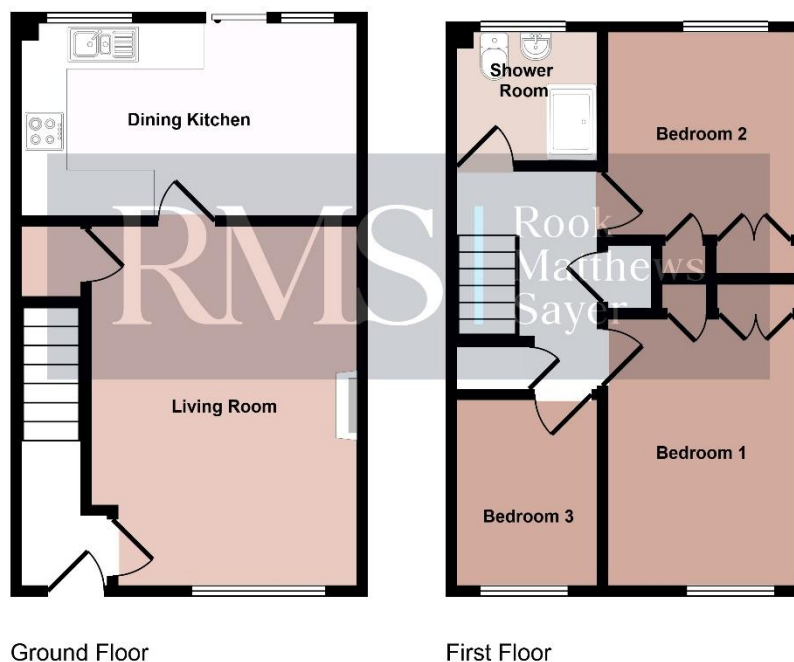
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: None – FTTC available in this area.

Mobile Signal Coverage Blackspot: No

Parking: Garage/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.

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	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.

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 as any authority to make or give any representation or warranty whatever in relation to this property.



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