



## 2 bed end of terrace house to buy in NE16

Neill Drive, Sunnyside, Newcastle upon Tyne, Tyne and Wear, NE16 5PB

# £130,000

 x2
  x1
  x1

Tenure

**Freehold**

## Property features

- ✓ Conservatory
- ✓ Large corner plot with Gardens to all sides
- ✓ Two Double Bedrooms
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Family Home! 2 bedroom end of terrace house, located in the popular neighbourhood of Sunnyside, Newcastle upon Tyne. This property is ideally located on a generous corner plot and is complete with a large conservatory - an excellent family space.

As you enter, you are lead to the comfortable living room to the right and the kitchen to the left featuring a breakfast bar, the kitchen is complemented by a practical utility room. The property has been meticulously maintained and perfect for both relaxing and entertaining. Additionally this property is great for storage. It goes on to reveal two tastefully decorated double bedrooms. With a modern bathroom that has been designed to ensure comfort and convenience.

The star attraction of the property is undeniably its large corner plot. Surrounded by gardens on all three sides, this outdoor space provides an unparalleled opportunity for alfresco dining, gardening, and pleasurable outdoor living.

With local amenities close by and excellent transport links to Newcastle city centre, this property is not only beautiful but also conveniently located. This wonderful home is sure to catch the eye of both first-time buyers looking for a home to grow in, and investors seeking a fantastic property for their portfolio.

Don't miss the opportunity to view this gem of a property in Sunnyside, perfect for families and a prime location, it is bound to attract significant interest.

Council Tax Band: A

Tenure: Freehold

Price: £130,000

Property Type: End of terrace house

USPs: Garden

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Kitchen

3.46m x 2.30m (11'4" x 7'6")



## Utility

2.00m x 1.40m (6'6" x 4'7")



## Living Room

4.99m x 3.10m (16'4" x 10'2")



## Conservatory

4.00m x 3.30m (13'1" x 10'9")



## Bedroom 1

4.90m x 2.50m (16'0" x 8'2")



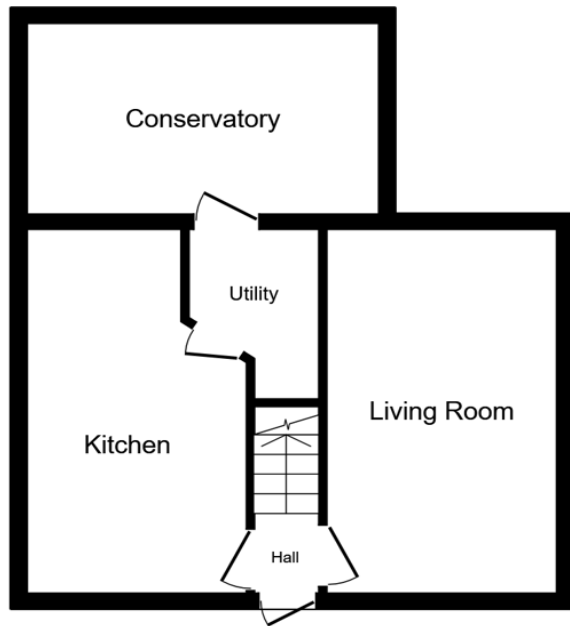
## Bedroom 2

3.40m x 2.79m (11'1" x 9'1")

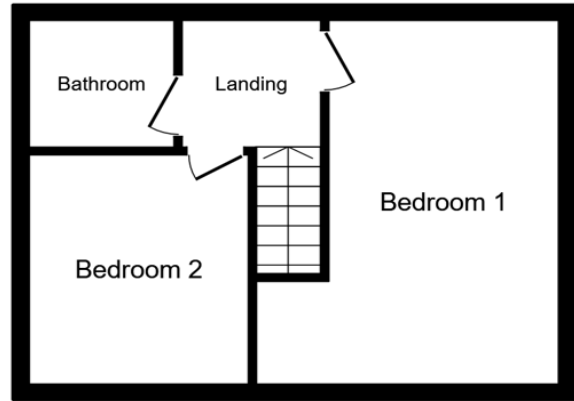
## Bathroom

1.69m x 1.72m (5'6" x 5'7")





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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Neill Drive, Sunnyside, Newcastle upon Tyne, Tyne and Wear, NE16 5PB

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

