



## 2 bed terraced house to buy in

Granby Terrace, Sunniside, Newcastle upon Tyne, Tyne and Wear, NE16 5LL

# £140,000

 x2
  x1
  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Two bedroom mid-terraced home
- ✓ Finished to a high standard
- ✓ Open-plan lounge/kitchen
- ✓ Ground floor utility room with WC
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are pleased to offer for sale this two bedroom mid-terraced property situated on Granby Terrace in Sunnyside, Newcastle upon Tyne. The property is suited to a range of buyers including first-time purchasers and investors, offering accommodation arranged over two floors.

The property briefly comprises an entrance hallway with stairs to the first floor, leading into a lounge and an open-plan kitchen/diner. To the ground floor there is also a utility room with WC. To the first floor, there are two bedrooms and a family bathroom. Externally, there is a sunny low maintenance courtyard garden to the rear, affectionately called a 'yardin' by the current owner with gated access to the rear.

Sunnyside is a residential area offering access to local amenities including shops, schools and transport links. The property is well placed for access to surrounding areas including Newcastle upon Tyne, Gateshead and the wider Tyne and Wear region.

Council Tax Band: A

Tenure: Freehold

Price: £140,000

Property Type: Terraced House

Parking: On Street

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: Yes

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance / Hallway

Accessed via a part glazed UPVC door, with ceramic tiled flooring, gas central heating radiator and stairs leading to the first floor.

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## Lounge

5.08m x 4.94m (16'8" x 16'2")

A spacious and bright lounge, open into the kitchen area. Double glazed window to the front aspect, gas central heating radiator and laminate flooring.



## Kitchen / Diner

5.10m x 1.85m (16'8" x 6'0")

Two double glazed windows to the rear aspect, fitted with wall and base units with roll top work surfaces incorporating a stainless steel inset sink with mixer tap. Integrated electric oven and four ring electric hob with extractor over. Tiled splashbacks, recessed lighting, laminate flooring and gas central heating radiator. Open-plan to the living area.



## Utility / WC

1.94m x 1.68m (6'4" x 5'6")

Double glazed window to the side aspect, fitted with WC and pedestal wash hand basin. Plumbing for washing machine and space for tumble dryer. Tiled flooring and gas central heating radiator.



## First Floor Landing

Carpeted flooring. Doors to both bedrooms and family bathroom.

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## Bedroom One

4.13m x 3.91m (13'6" x 12'9")

Double glazed window to the front aspect, gas central heating radiator, built-in storage, carpeted flooring and access to the loft. Door to family bathroom.



## Bedroom Two

3.36m x 1.80m (11'0" x 5'10")

Double glazed window to the rear aspect, gas central heating radiator and carpeted flooring.



## Family Bathroom

3.46m x 1.61m (11'4" x 5'3")

Beautifully appointed bathroom fitted with a bath with mains shower over, WC and vanity wash hand basin. Tiled walls, LVT flooring, recessed lighting, extractor fan and gas central heating towel rail.

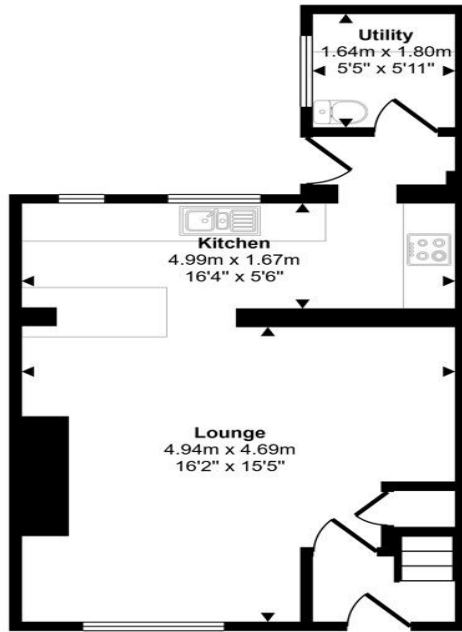


## External – Rear

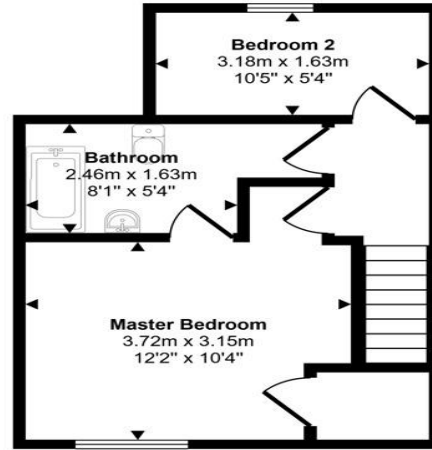
Enclosed courtyard designed for low maintenance, with gravel patio area, gated access and access to a rear lane.



Approx Gross Internal Area  
67 sq m / 720 sq ft



Ground Floor  
Approx 38 sq m / 408 sq ft



First Floor  
Approx 29 sq m / 312 sq ft

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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	

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