

David Robson & Associates Ltd

109 Scrogg Road  
Walker  
Newcastle upon Tyne  
NE6 4HA

T. 0191 276 1995

F. 0191 240 6868

E. davidrobson\_propertymanagement@hotmail.co.uk

[www.drapropertyservices.co.uk](http://www.drapropertyservices.co.uk)



**£ 99,950**

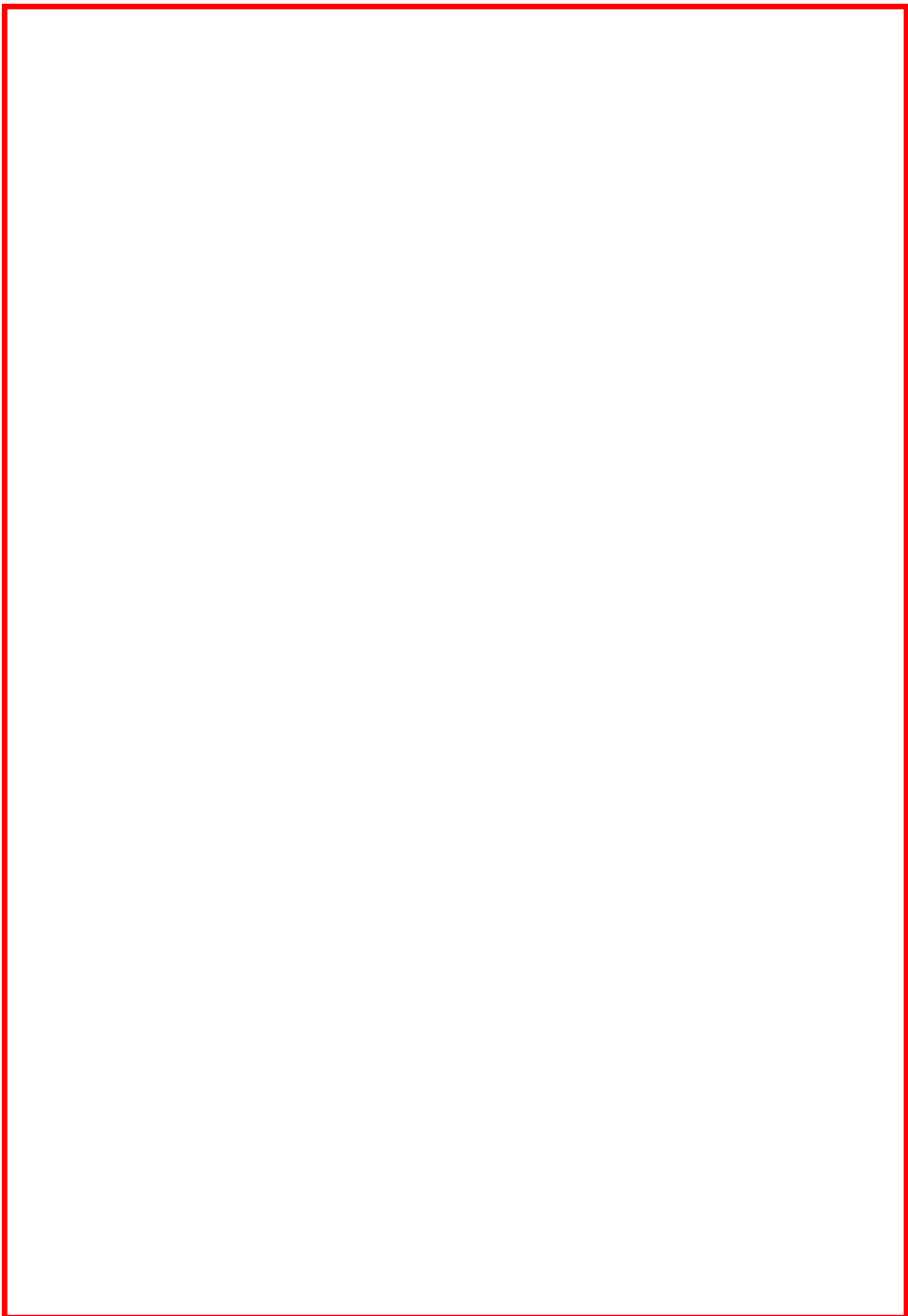
## **74 Sunholme Drive, Wallsend, Tyne and Wear**

New to the market is this 2 bedroom ground floor flat situated in the quiet residential of Sunholme Drive. This compact but spacious flat would be ideal for a first time buyer or an investor. When arriving at the property you enter the hall way which gives you access to all rooms. To the left there is a small cupboard which houses the electric meter. The first door on the right is a sliding door into the kitchen, where there is plenty of storage space for the everyday essentials. Following down the hall we have a second door on the right which leads into a wet room. There is a large stand-alone shower, toilet and a hand basin. At the end of the hall we have 2 bedrooms on either side. The master bedroom is the left; this is at the front of the property and has a large window to allow in all the natural light. The smaller bedroom is at the rear of the property; this have shelving for storage aswell as a cupboard which houses the boiler.

The property has an extended lease until 2164.

Newcastle City Centre ... 4.2 Mile  
Whitley Bay ... 6.9 Mile  
Longbenton High School ... 2.6 Mile  
Benton Park Primary School... 3.3 Mile  
RVI Hospital ... 4.9 Mile

Council Tax Band - A  
EPC Rating - E - Full details upon request.



74 Sunholme Drive, Wallsend, Tyne and Wear

**RECEPTION HALLWAY** 4.72m x 0.86m (15' 6'' x 2' 10'')

Carpeted flooring, storage heater and socket points



**LIVING ROOM** 3.76m x 3.61m (12' 4'' x 11' 10'')

Carpeted flooring, storage heater, tv point and socket points.



**KITCHEN** 2.18m x 2.67m (7' 2'' x 8' 9'')

The kitchen has laminate flooring, wall and base units with round edge work tops, plumbed for an automatic washer, electric points and socket points.



**REAR VIEW**

Large detached garage, large enough for a family car or just to use as storage



**SHOWER ROOM** 1.98m x 1.93m (6' 6'' x 6' 4'')

Wet room, WC, basin and walk in shower.



**MASTER BEDROOM** 3.81m x 2.97m (12' 6'' x 9' 9'')

Carpet flooring, storage heater and socket points.



**BEDROOM 2** 2.46m x 2.97m (8' 1'' x 9' 9'')

Carpet flooring, storage heater and socket points.



**OUTSIDE**

Large rear garden with patio and lawn area.



## FLOORPLAN

Attached floorplans for 74 Sunholme Drive



## EPC

EPC Rating - E Full report on request

## Energy performance certificate (EPC)

Certificate contents	
<ul style="list-style-type: none"> <li>- Rules on letting this property</li> <li>- Energy performance rating for this property</li> <li>- Breakdown of property's energy performance</li> <li>- Environmental impact of this property</li> <li>- Improve this property's energy performance</li> <li>- Estimated energy use and potential savings</li> <li>- Contacting the assessor and accreditation scheme</li> <li>- Other certificates for this property</li> </ul>	
<b>74 SUNHOLME DRIVE</b> <b>HADRIAN LODGE EAST</b> <b>WALLESEND</b> <b>NE28 9YW</b>	
Valid until <b>16 February 2031</b>	Certificate number <b>6490-9778-0022-9026-0903</b>
<b>Property type</b>	Ground-floor flat
<b>Total floor area</b>	47 square metres

**Garage** 2.64m x 2.64m (8' 8'' x 8' 8'')

Large detached garage, large enough for a family car or just to use as storage



## AGENTS COMMENTS

The above details are believed to be correct but no warranty or representation is given or made as to their accuracy and they shall not form any part of any contract. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. We recommend purchasers arrange for a qualified person to check all appliances/services/systems before legal commitment. All measurements have been taken as a guide to prospective buyers only, accuracy cannot be guaranteed. Prospective purchasers are advised to check their accuracy as no liability or responsibility can be accepted by either this company or any member of staff in providing this information.

