

For Sale

Elm Street, Sunnyside, Sunnyside, NE16



**£109,950**

## 2 bedroom Terraced

- ✓ Convenient & Popular Location
- ✓ Lounge & Dining Room
- ✓ Modern Fitted Kitchen
- ✓ Two Double Bedrooms
- ✓ Bathroom / W.C
- ✓ Gas Central Heating & Double Glazing
- ✓ Enclosed Yard to Rear
- ✓ Early Viewings Essential



## Description

PETER ROSS are delighted to offer to the sale market this wonderfully spacious accommodation and presented to a high standard throughout on Elm Street, Sunnyside. This two bedroom mid terraced property is likely to appeal to a wide range of potential purchasers. Ideally located within walking distance of all the local shops and amenities, it briefly comprises: entrance lobby, hallway, Lounge, dining room, kitchen, bathroom/w.c, stairs to the first floor with two spacious double bedrooms. Externally there is an enclosed yard to the rear whilst on-street parking is available to the front. Benefitting from gas central heating (via combination boiler) and double glazing throughout, we anticipate a high level of interest hence an early internal inspection is advised. Call 0191 488 6080 for further information or to arrange your appointment to view. It must be stated that the owner is a relation of a member of staff at Ross Estates.

## Ground Floor

**Entrance door to lobby -**

**Lobby -**

**Hallway -** Dado rail, radiator, stairs up to the first floor landing, door to the dining room.

**Dining Room - 13' 6" x 12' 4" (4.13m x 3.78m)** Double glazed window over looking the rear elevation, storage cupboard, wood floor, two radiators, power points, dad rail, door to lounge and kitchen.

**Lounge - 11' 6" x 7' 10" (3.51m x 2.39m)** Double glazed window over looking the front elevation, open fire with wood surround, tv and power points, sliding doors.

**Fitted Kitchen - 10' 6" x 7' 10" (3.22m x 2.39m)** Wall and base units with bench tops incorporating stainless steel sink and drainer with mixer tap, space for free standing oven, tiled splash backs, double glazed window over looking the rear elevation, radiator, power points, door to bathroom / w.c, door to rear yard.

**Bathroom / W.C - 6' 8" x 7' 4" (2.04m x 2.26m)** Bath with shower over, pedestal wash hand basin, low level w.c, radiator, partially tiled walls and floor. Double glazed frosted window over looking the rear elevation, extractor fan.

**Stairs up to the first floor landing -**

## First Floor

**First floor landing -** Dado rail, double glazed window over looking the rear elevation, storage cupboard and loft access.



Dining Room



Bedroom One



Bedroom Two



Bathroom / W.C

**Bedroom One - 11' 5" x 14' 8" (3.5m x 4.48m)** Double glazed window over looking the front elevation, two radiators, tv and power points.

**Bedroom Two - 13' 11" x 9' 6" (4.26m x 2.91m)** Double glazed window over looking the rear elevation, radiator and power points.

## Exterior

**Yard -**

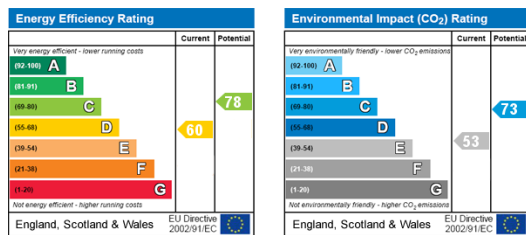


Landing



Rear Yard

## Energy Efficiency and Environmental Impact



**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.