

For Sale

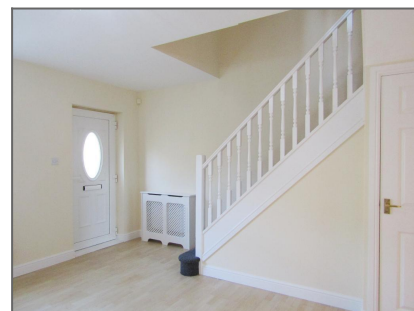
Granby Terrace, Sunnyside, Sunnyside, NE16



£125,000

2 bedroom Semi-Detached

- ✓ Attractive & Unique Two Bed Property
- ✓ Generous Internal Accommodation
- ✓ Open Plan Lounge
- ✓ Fitted Kitchen & Dining Area
- ✓ Two Double Bedrooms
- ✓ Bathroom / WC & Cloaks W.C
- ✓ Rear enclosed yard / Driveway
- ✓ Gas Central Heating & Double Glazing



Description

PETER ROSS are delighted to offer for sale this superb two bedroomed Semi detached house in Granby Terrace, Sunnyside. Situated within the heart of Sunnyside this property will undoubtedly appeal to a wide variety of purchasers including professionals, young families or those wishing to downsize yet still retain a feeling of space. Sunnyside is within easy access to the A1 Western Bypass, Gateshead Metrocentre and into Gateshead town centre and Newcastle city centre. Benefitting from gas central heating and double glazing this property in brief comprises: entrance door to open plan lounge, fitted kitchen / dining area, rear lobby, cloaks w.c, stairs to the first floor landing, two double bedrooms, bathroom / w.c. Externally there is an enclosed rear yard with a driveway for two vehicles.

An early inspection is strongly advised. Offered for sale with NO UPPER CHAIN. Please contact our Whickham office on 0191 488 6080 for further information or to arrange your appointment to view or via e-mail at sales@peterross.co.uk or find us Facebook

Ground Floor

UPVC entrance door -

Open plan Lounge - 14' 4" x 13' 10" (4.39m x 4.24m) Double glazed window over looking the front elevation, wood fire surround with a marble heath and electric flame fire insert. Laminate floor, storage cupboard, tv and power points. Stairs up to the first floor landing, door to the kitchen.

Fitted Kitchen & Dining Area - 9' 8" x 12' 0" (2.97m x 3.67m) Wall and base units with bench tops incorporating a stainless steel sink and drainer with mixer tap. Integrated gas hob with extractor hood over and oven, fridge and freezer. Laminate floor, ceiling spotlight inserts, radiator, extractor fan and tiled splash backs. Double glazed window over looking the rear elevation, plumbed for a washing machine, door to rear lobby.

Rear lobby - Laminate floor, storage cupboard, external rear door to year, door to w.c

W.C - Low level w.c, wall hand wash basin with tiled splash backs, radiator and double glazed frosted window over looking the rear elevation.

Stairs up to the first floor landing -

First Floor

First floor landing - Loft access and power points.



Kitchen



Kitchen / dining area



Bedroom One



Bedroom Two

Bedroom One - 9' 8" x 11' 6" (2.97m x 3.53m) Double glazed window over looking the rear elevation, two double fitted wardrobes, radiator and power points.

Bedroom Two - 8' 3" x 11' 8" (2.52m x 3.58m) Double glazed window over looking the front elevation, fitted wardrobes, radiator and power points.

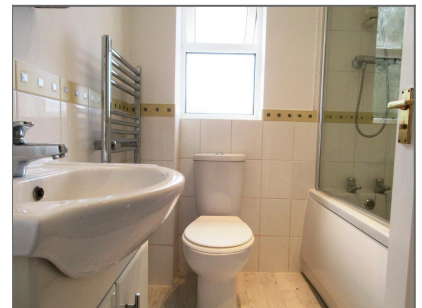
Bathroom / W.C - Three piece suite comprising of bath with shower over, vanity wash hand unit and low level w.c. Double glazed frosted window over looking the side elevation, heated towel rail, extractor fan and ceiling spotlight inserts.

Exterior

Rear yard & Driveway - To the rear is an enclosed yard with a driveway for two vehicles.



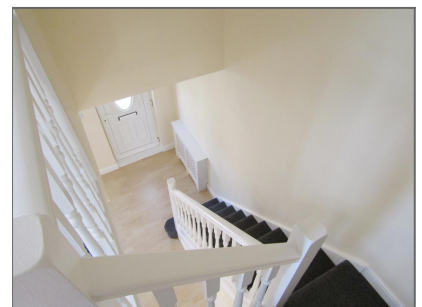
Bedroom Two



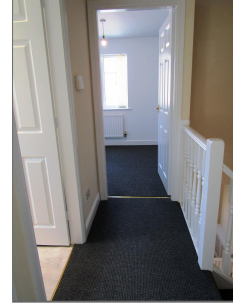
Bathroom / W.C



Cloaks w.c

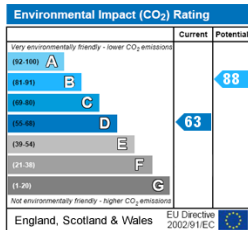
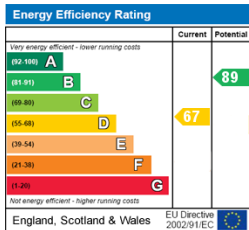


Stairs



Landing

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.