



Greystoke Avenue Sandyford

- 3 bedroom upper Tyneside flat
- Newly installed kitchen
- No upper chain
- Private rear yard
- Freehold
- Council tax band A
- EPC rating C

£ 175,000



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Greystoke Avenue

Sandyford

Presenting an ideal opportunity for first-time buyers, is this immaculate first floor mid terraced flat is now available with no upper chain. Situated in a locality with excellent public transport links, nearby schools, parks, abundant walking and cycling routes, this property guarantees convenience and outdoor enjoyment for its residents.

The flat features three spacious double bedrooms, each offering ample space for comfort and relaxation. The first bedroom is particularly striking, enhanced by a large bay window that floods the room with natural light.

Cooking enthusiasts will appreciate the home's kitchen, which was newly installed in December 2024, offering a contemporary space for culinary creation. The property also boasts a single reception room, perfect for entertaining or enjoying quiet evenings at home.

The exterior of the property is just as appealing as its interior, featuring a private rear yard. This unique feature provides an ideal space for outdoor activities, barbecues, or simply enjoying a cup of tea in a tranquil setting.

With an EPC rating of 'C' and a council tax band 'A', this property is not only beautifully presented but also energy-efficient and economical.

This terraced flat's condition, coupled with its location and features, makes it an ideal purchase for first-time buyers. A property of this calibre, in such an excellent location, is a truly exceptional find.

The property is currently part of a freehold pair out of which a new long lease of the property will be granted on completion.

ENTRANCE

Entrance door, staircase.

LOUNGE – 12'10 (3.9m) x 15'3 (4.66m)

Double glazed window to the rear, one alcove, one cupboard, double radiator.

KITCHEN – 13'3 (4.03m) x 8'1 (2.47m)

Wall and base cupboards, work surfaces, single drainer sink unit, built in electric oven, built in gas hob, extractor fan, radiator, double glazed window to side.

FIRST FLOOR LANDING

Access to roof space via loft hatch, meters.

BEDROOM 1 – 16'5 (5.00m) into bay x 12'10 (3.9m)

Double glazed bay window to the front, alcoves, coving to ceiling, ceiling rose, double radiator.

BEDROOM 2 – 9'0 (3.00m) x 7'7 (2.3m)

Double glazed window to front, radiator.

BEDROOM 3 – 11'6 x 7'7 (3.5m x 2.3m)

Double glazed window to the rear, radiator.

BATHROOM/WC – 7'3 (2.2m) longest point x 4'59(1.4m)

White 3 piece suite comprising; step in shower cubicle with mains fed shower, low level w.c, towel rail, double radiator, double glazed frosted window to the rear.

EXTERNAL

Private rear yard.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PERMIT PARKING

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – The property is currently part of a freehold pair out of which a new long lease of the property will be granted on completion.

It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

COUNCIL TAX BAND: A

EPC RATING: C

JR00004396.MJ.KC.20/12/24.V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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