



# School Street

Whickham



SANDERSON  
YOUNG





## School Street Whickham, NE16 4DJ

**ONLY ONE PLOT REMAINING IN FIRST PHASE!**

Stylish semi-detached townhouse living just a stone's throw from Whickham Front Street!

Constructed by renowned local builder and developer John Moody & Son, these executive three storey townhouses offer versatile family accommodation including a fabulous open plan kitchen/dining room with bi-fold doors leading to the private, west facing rear gardens which are fully landscaped.

The first floor living rooms feature Juliet balcony doors, and the master bedrooms benefit from contemporary en-suite shower rooms. Internal accommodation extends to circa 1900 sq.ft (including garaging) and the homes are deceptively spacious, with four bedrooms and three bathrooms, two of which are en-suites.

---

### Price Guide:

Guide Price £395,000

---





The development has been finished to the highest of standards of quality construction, where internal viewing is highly recommended to appreciate the level of extra finishing touches. The first two plots are now nearing completion, so are ready for occupation on completion, with an elegant show home now available to view by appointment.

Positioned on School Street, just round the corner from Whickham's bustling high street, the development offers the ideal property solution for growing families and is placed to take advantage of all that the highly sought after village of Whickham has to offer, including outstanding schooling, bars, restaurants and a thriving community on the doorstep.

The properties also boast elevated views over Tyneside and offer an ease of access to Newcastle City Centre, the A1 for commuting throughout the region and the Metrocentre, for nationally renowned shopping and leisure.



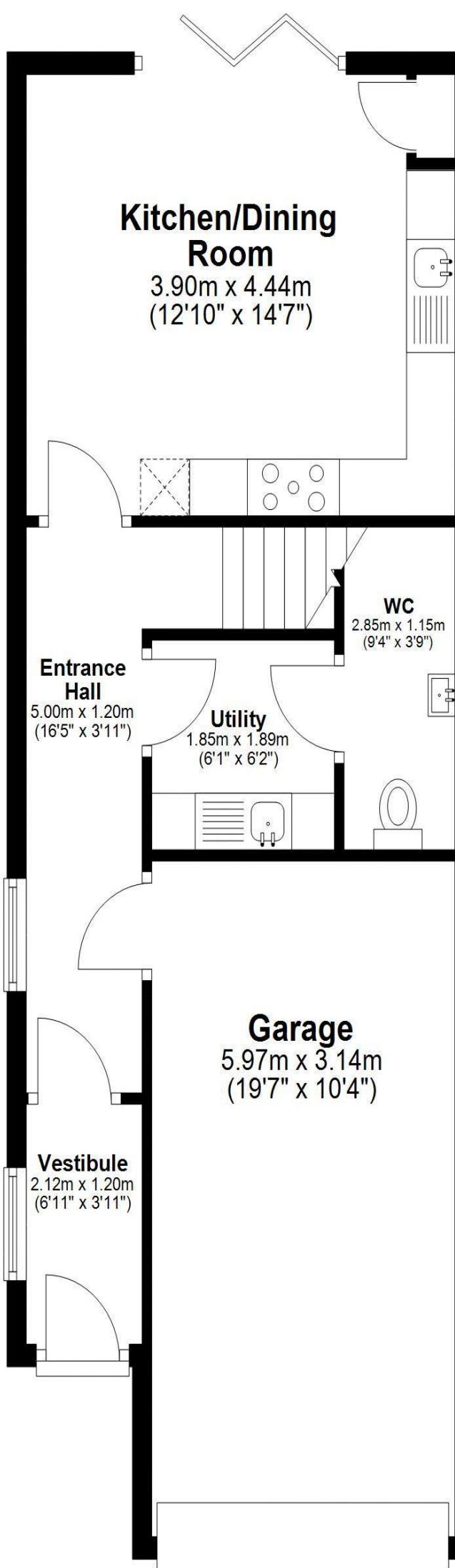
Debbie Brown  
0191 213 0033  
[Debbie.brown@sandersonyoung.co.uk](mailto:Debbie.brown@sandersonyoung.co.uk)





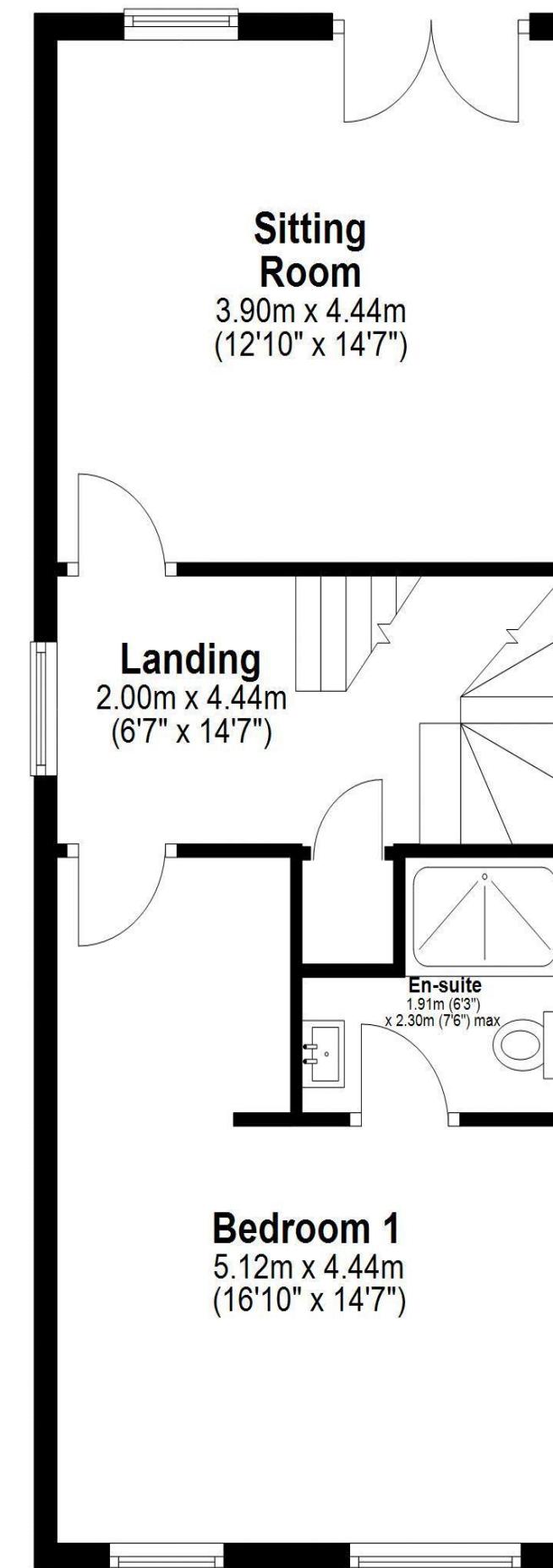
## Ground Floor

Approx. 55.2 sq. metres (593.7 sq. feet)



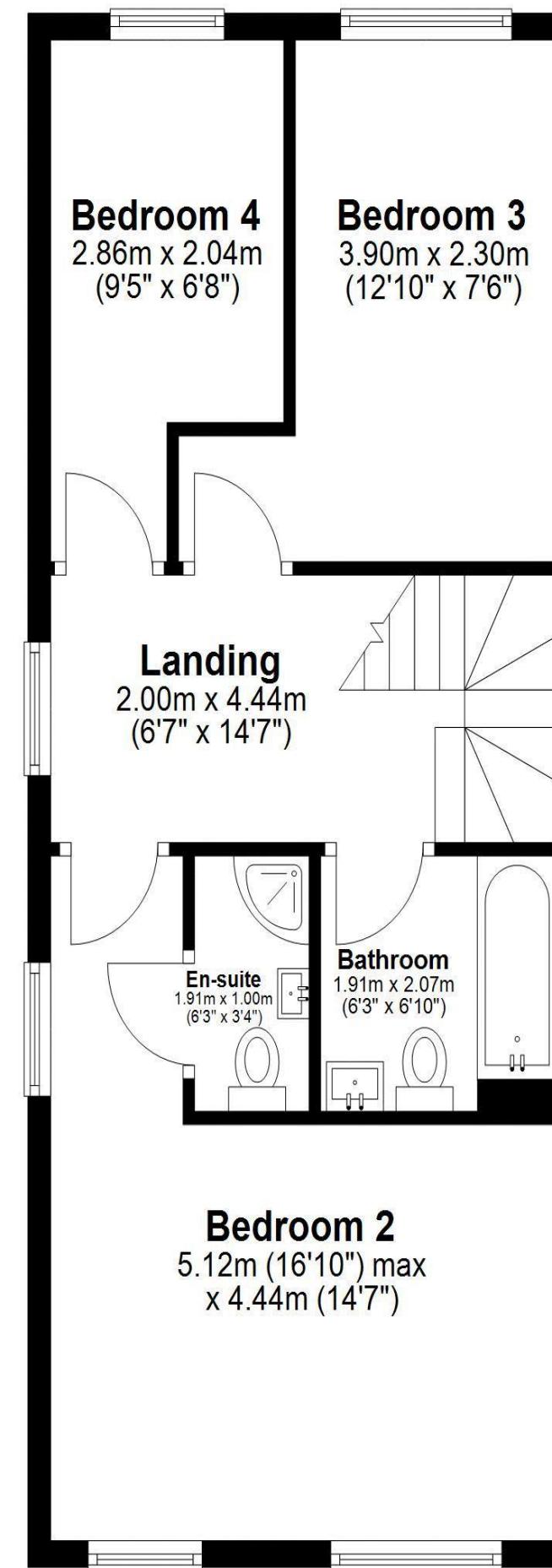
## First Floor

Approx. 49.8 sq. metres (536.2 sq. feet)



## Second Floor

Approx. 49.8 sq. metres (536.2 sq. feet)



Total area: approx. 154.8 sq. metres (1666.2 sq. feet)

6 School Street, Wchickham



Additional practical features include integral garages with electric doors, driveways and solar panels.

Entrance vestibule | Hallway | Utility room | Cloakroom/wc | Fabulous open plan kitchen/dining room with bi-fold doors to the rear garden | First floor living room with Juliet balcony | Master bedroom with en-suite shower room/wc | Bedroom two with en-suite | Two further bedrooms | Bathroom/wc | Block paved driveways to front | Rear gardens with west facing aspect | Solar panels | High quality specification throughout

Please note: Plot 6 & 7 do not have integrated garages.

## Specification

<u>Construction</u>	<u>Kitchen</u>	<u>Interior Finish</u>	<u>Electrical</u>	<u>General</u>
Traditional Brickwork with Stone Window Features Full Cavity Wall Insulation Crest Anthracite Grey Roof Tiles Anthracite Composite Front Door UPVC Double Glazed Windows & Sliding Doors	Contemporary Layout with Quality Units & Soft Close Door Fronts Choice of Worktops & Door Fronts Black Single Fan Oven Ceramic Hob 90cm (5 Ring) Integrated Extractor Integrated Fridge Freezer Integrated Dish Washer Under Unit Lighting Kitchen Island (Optional Extra) Decorative Shelves (Optional Extra)	Emulsion Finish to all Walls & Ceilings Oak Internal Doors with Chrome Hardware Contemporary Architraves & Skirtings Oak Handrail on Staircases	Downlighters to Kitchen Central Ceiling Lights to all Other Rooms TV (Terrestrial/Sky/Streaming Capabilities) in Living Room External Lights to Front & Rear	10 Year Building Warranty 2 Year Customer Care from John Moody & Son Ltd All Sales & Maintenance Procedures are in Accordance with the Consumer Code for Home Builders
<b>Efficiency</b>	<b>Utility</b>	<b>Bathrooms</b>	<b>External</b>	
Gas Combination Boiler Central Heating (10 Year Warranty) Radiators with Thermostats to all Rooms High Level of Insulation & Air Tightness Solar Panels to Roof	Choice of Units & Laminate Worktops Plumbing for Washing Machine Space for Tumble Dryer	Modern White Sanitaryware with Contemporary Chrome Fittings Thermostatic Wall Mounted Shower Mixer Half-Tiled Bathrooms & En-Suites Extract Ventilation to all Bathrooms Feature Mirrors to all Bathrooms (Optional Extra)	Paving to Front & Rear Pathways Paving to Patio Area at Rear Electric Garage Door Lawn to Rear Garden Fenced Boundary	



# School Street

Whickham



SANDERSON  
YOUNG