



## Ladyhaugh Drive, Whickham

Available with no onward chain, Suzanne Graham estate agents would like to offer this extended two bedroom detached bungalow for sale. The accommodation is situated in Whickham, with good transport links for shops and other amenities close by. The property comprises, entrance door to hallway, leading to a spacious lounge, dining room, kitchen, two double bedrooms, conservatory, shower room, carport, single garage, block paved driveway with parking for cars and gardens to front and rear. Early viewing is recommended.

**Offers Over £275,000**

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### ENTRANCE DOOR TO HALLWAY

Central heating radiator, Telephone point, cloaks cupboard.



### LOUNGE

11' 9" x 20' 5" (3.58m x 6.22m)

Double glazed window, central heating radiator, TV point, Telephone point.



### ADDITIONAL LOUNGE PHOTO



### BEDROOM ONE

12' 7" x 12' 9" (3.84m x 3.89m)

Double glazed window, fitted wardrobes to wall.



**ADDITIONAL BEDROOM ONE PHOTO**



**BEDROOM TWO**

Double glazed window fitted wardrobes to wall.



**ADDITIONAL BEDROOM TWO PHOTO**



**SHOWER ROOM**

Double glazed window, Double shower cubicle with electric shower, storage cupboard, vanity sink unit, low level WC, towel rail.



### DINING ROOM

13' 5" x 9' 3" (4.09m x 2.82m)

Double glazed patio doors to Conservatory.



### CONSERVATORY

11' 3" x 8' 1" (3.43m x 2.46m)

Double glazed windows and door to rear garden.



### KITCHEN

10' 7" x 12' 4" (3.23m x 3.76m)

Double glazed window, fitted kitchen units with integrated fridge/freezer, double oven sink unit, central heating radiator.



### SINGLE GARAGE

17' 4" x 8' 9" (5.28m x 2.67m)

Remote control garage door, block paving to the driveway with parking for cars.

### EXTERNALLY

Enclosed rear low maintenance garden with decked patio and gravel area, flower beds, shed, side access to front driveway.

To the front block paved driveway, carport, gravel area with mature shrubs.



**ADDITIONAL GARDEN PHOTO**



**ADDITIONAL GARDEN PHOTO**



**NOTE FROM SUZANNE**

Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

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