



Sunniside Court, Sunniside

Spacious two-bedroom detached bungalow available for sale with no upper chain. The accommodation has a spacious Lounge, breakfasting kitchen, two bedrooms, shower room, separate WC, integrated single garage enclosed garden area to rear. The property is situated in a small cul de sac and is within walking distance of shops and transport links to Whickham and surrounding areas. Early viewing is recommended.

Offers In Region Of £270,000

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ENTRANCE DOOR TO PORCH

LOUNGE

18' 10" x 18' 06" (5.74m x 5.64m)

Double glazed bay window, central heating radiator, laminate wood flooring, fireplace to wall with electric flame effect fire.



ADDITIONAL LOUNGE PHOTO



KITCHEN/DINING ROOM

20' 03" x 11' 5" (6.17m x 3.48m)

Kitchen/dining room Double glazed window and patio doors to rear enclosed garden with secure shutters, fitted kitchen units with integrated appliances, fridge, double electric oven, gas hob stainless steel sink unit with mixer tap.



ADDITIONAL KITCHEN PHOTO



BEDROOM ONE

15' 02" x 9' 4" (4.62m x 2.84m)

Double, glazed window with security shutters, fitted wardrobes to walls, central heating radiator.



ADDITIONAL BEDROOM ONE PHOTO



BEDROOM TWO

8' 4" x 13' 4" (2.54m x 4.06m)

Double glazed window with security shutters, fitted wardrobes to wall, central heating radiator.



ADDITIONAL BEDROOM TWO PHOTO



SHOWER ROOM

Shower room double shower cubicle with rainfall shower, vanity sink unit with low level WC, wall light, and ceramic wall tiles, double glazed window.

Separate WC low level with pedestal hand wash basin. Ceramic wall tiles.



SINGLE INTEGRATED GARAGE

GARDEN



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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		84 B
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		