



Catcheside Close, Whickham

Beautifully refurbished four-bedroom semi-detached house for sale in Whickham.

The accommodation comprises, entrance door to porch, hallway, lounge, kitchen/dining area, utility, shower room, fourth bedroom/ home office, integrated single garage. To the first floor there are three double bedrooms and family bathroom. Externally there is an enclosed west facing rear lawned garden with paved patio. Driveway and gravel area to the front with parking for cars, within walking distance of Clover Hill/ Parochial schools with good transport links, shops, and other amenities close by. Early viewing is recommended.

£325,000

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ENTRANCE DOOR TO PORCH

HALLWAY

Storage cupboard, stairs to the first floor.

LOUNGE

15' 0" x 13' 2" (4.57m x 4.01m)

Double glazed window, LVT flooring, wall mounted feature fire.



DINING KITCHEN

10' 10" x 21' 6" (3.3m x 6.55m)

Fitted kitchen units with integrated appliances, fridge freezer, breakfast bar, hob with extractor, electric oven and microwave. Double glazed window and patio doors leading to rear enclosed garden, central heating radiator, sink unit with mixer tap.



ADDITION DINING/KITCHEN PHOTO



LAUNDRY ROOM

8' 3" x 4' 2" (2.51m x 1.27m)

Plumbing for automatic washing machine.



SHOWER ROOM

Vanity sink unit, WC, rainfall shower.



BEDROOM FOUR/HOME OFFICE

16' 1" x 7' 7" (4.9m x 2.31m)

Double glazed window, central heating radiator, double sockets



BEDROOM ONE

14' 6" x 10' 11" (4.42m x 3.33m)

Double glazed window, central heating radiator, double sockets to wall



BEDROOM TWO

11' 5" x 10' 11" (3.48m x 3.33m)

Double glazed window, central heating radiator, double sockets to wall.



BEDROOM THREE

10' 2" x 8' 10" (3.1m x 2.69m)

Double glazed window, central heating radiator, double sockets to wall.



FAMILY BATHROOM

White suite, comprising bath, vanity sink unit, WC, double rainfall shower cubicle, heated towel rail, double glazed window, shaver point, extractor fan, ceramic wall and floor tiles, spotlights to ceiling.



EXTERNALLY

Front and rear garden with lawn, patio area. Single Garage Roller shutter door, storage area.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		