



## Southfield Green, Whickham

Available with no onward chain, we would like to offer this three-bedroom mid terrace house for sale. The property needs updating and would suit a first-time buyer or investor. The accommodation comprises Entrance door to hallway, lounge, conservatory, fitted kitchen/dining area, three bedrooms and bathroom. Externally there is a small yard with southeast facing enclosed front garden with lawn, shed and BBQ area. There is on street parking with good transport links to A1 Newcastle/ Gateshead and within walking distance of schools. Early viewing is recommended.

**£124,950**

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## ENTRANCE DOOR

## HALL

## LOUNGE

16' 9" x 15' 4" (5.11m x 4.67m)

Double glazed window, French doors to conservatory, and front garden.



## ADDITIONAL LOUNGE PHOTO



## KITCHEN

7' 5" x 8' 1" (2.26m x 2.46m)

Fitted kitchen units with work surfaces, sink unit with mixer tap, gas cooker point, plumbing for automatic washing machine and condensing dryer, breakfast bar and small dining area.



## CONSERVATORY

7' 4" x 11' 5" (2.24m x 3.48m)

Double glazed window, French doors to front garden.

## FIRST FLOOR

Storage cupboard and loft access

## BEDROOM ONE

11' 1" x 10' 5" (3.38m x 3.18m)

Double glazed window, central heating radiator.



## ADDITIONAL BEDROOM ONE PHOTO



## BEDROOM TWO

10' 6" x 11' 7" (3.2m x 3.53m)

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





### BEDROOM THREE

8' 1" x 9' 2" (2.46m x 2.79m)

Double glazed window, central heating radiator.



### BATHROOM

Double glazed window, white fitted bathroom suite comprising, bath, shower cubicle, WC, vanity sink unit, ceramic wall tiles.

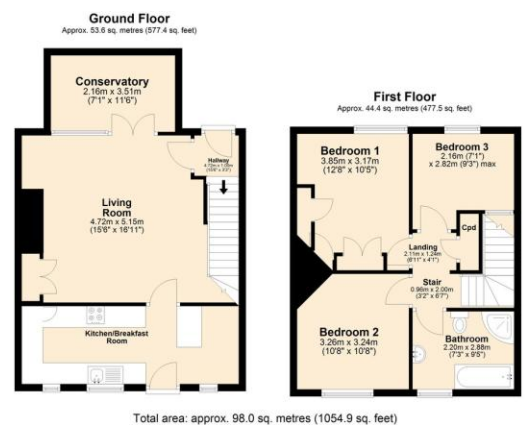


### EXTERNALLY

Rear yard, enclosed southeast front garden.



### FLOORPLAN



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		