



The Orchard, Whickham

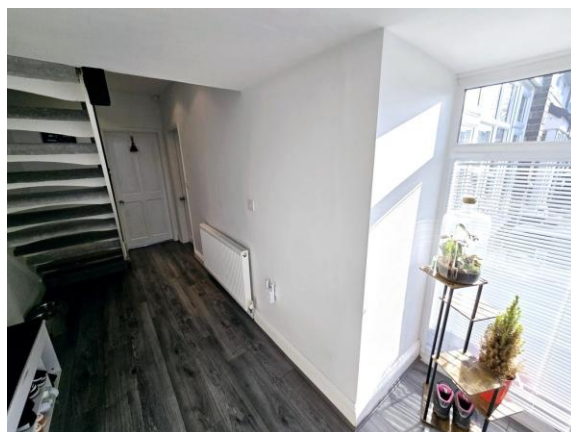
Suzanne Graham estate agents would like to present this beautiful four-bedroom mid link house for sale in the centre of Whickham Village. The property comprises, Entrance door to hallway, lounge/dining room, breakfasting kitchen, integrated single garage, enclosed rear garden, four double bedrooms, ensuite to master bedroom and family bathroom. The accommodation is situated in a small cul-de-sac and is within walking distance to good schools, shops, local park & country walks with other amenities close by. Excellent transport links to Gateshead Metro Centre, Newcastle City Centre and A1. Early viewing is recommended to avoid disappointment.

£299,950

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ENTRANCE

Entrance door to hallway, stairs to first floor and landing.



LOUNGE

11' 5" x 22' 2" (3.48m x 6.76m)

Double glazed windows, ingle nook fireplace with multi burning stove, central heating radiator.



ADDITIONAL LOUNGE PHOTO



BREAKFASTING KITCHEN

16' 6" x 9' 6" (5.03m x 2.9m)

Double glazed window and French doors to enclosed rear garden.



INTEGRATED GARAGE

18' 3" x 8' 0" (5.56m x 2.44m)

Plumbing for automatic washing machine and dryer.

FIRST FLOOR

BEDROOM ONE

11' 6" x 10' 4" (3.51m x 3.15m)

Double glazed window, TV point, central heating radiator.



EN-SUITE

Shower cubicle with rainfall shower, vanity sink unit with back light to mirror and charger, WC



BEDROOM TWO

13' 4" x 8' 3" (4.06m x 2.51m)

Double glazed window, central heating radiator.



BEDROOM THREE

8' 8" x 8' 1" (2.64m x 2.46m)

Double glazed window, central heating radiator.



BEDROOM FOUR

9' 10" x 7' 9" (3m x 2.36m)

Double glazed window, central heating radiator.



BATHROOM

Double glazed window, white bathroom suite comprising bath with rainfall shower and screen, vanity sink unit, WC vanity back light mirror, heated towel rail, wall tiles and spots lights to ceiling.



ADDITIONAL BATHROOM PHOTO

EXTERNALLY

Large enclosed rear garden with lawn and decked patio areas. To the front aspect of the house there is two off road parking bays for cars.



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 | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |