



## Alnwick Close, Whickham, Newcastle Upon Tyne

Beautiful, three-bedroom semi- detached house, for sale, which is well presented throughout and has recently had a newly refurbished bathroom suite and orangery added. The property is situated in a small cul- de sac in a quiet location with good transport links to Newcastle, Gateshead and A1 with schools, shops and other amenities close by. The accommodation comprises, entrance door to porch, hall, lounge, kitchen, orangery, integrated single garage, three bedrooms, bathroom, front, and enclosed rear gardens with driveway parking for car. Early

**Offers Over £279,950**

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### ENTRANCE DOOR TO PORCH

5' 7" x 4' 6" (1.7m x 1.37m)

Double glazed windows, laminate wood flooring.



### LOUNGE

11' 4" x 21' 5" (3.45m x 6.53m)

Double glazed window, central heating radiator, laminate wood flooring, TV point. Coving to ceiling.



### LOUNGE (ADDITIONAL PHOTO)





## ORANGERY

10' 9" x 9' 4" (3.28m x 2.84m)

Double glazed patio doors, spotlights to ceiling.



## KITCHEN

12' 0" x 11' 0" (3.66m x 3.35m)

Double glazed window fitted high gloss kitchen units with work surfaces, induction hob, double oven and microwave, integrated dishwasher, fridge/freezer, sink unit with mixer tap, storage cupboard, porcelain effect floor tiles, Integrated single garage, plumbing for automatic washing machine and dryer.



## KITCHEN (ADDITIONAL PHOTO)



## HALL

Stairs to the first floor, Loft access.



### BEDROOM ONE

11' 7" x 11' 5" (3.53m x 3.48m)

Double glazed window, central heating radiator, storage cupboard.



### ADDITIONAL BEDROOM ONE PHOTO



### BEDROOM TWO

8' 4" x 8' 1" (2.54m x 2.46m)

Double glazed window, central heating radiator.



### BEDROOM THREE

10' 4" x 4' 8" (3.15m x 1.42m)

Double glazed window, central heating radiator.



## **BATHROOM**

Newly refurbished bathroom suite comprising, bath with rainfall shower over bath and glass screen vanity sink unit, gold effect mixer taps, WC ceramic wall and floor tiles spotlights to ceiling. Double glazed window, extractor fan.



## **BATHROOM (ADDITIONAL PHOTO)**



## **SINGLE GARAGE**

Plumbing for automatic washing machine, and dryer, up and over door.

## **EXTERNALLY**

Front and enclosed rear garden with decked patio areas and driveway parking for car.



## **EXTERNALLY (ADDITIONAL PHOTO)**





## EXTERNALLY (ADDITIONAL PHOTO)



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	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		