



Silverdale Way, Whickham

Two-bedroom semi detached bungalow, situated on a corner plot in Whickham with good transport links to A1, Gateshead and Newcastle. The property is well presented throughout and offers spacious living accommodation, comprising, entrance door to porch, hallway, lounge, two bedrooms, main bedroom with fitted wardrobes, fitted kitchen dining area, shower room, gardens, and single garage with off road parking for cars.

Offers In Region Of £244,950

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ENTRANCE DOOR TO PORCH



HALLWAY

LOUNGE

12' 2" x 16' 6" (3.71m x 5.03m)

Double glazed bay window, stone fireplace to wall, central heating radiator, coving to ceiling.

BEDROOM ONE

12' 0" x 12' 9" (3.66m x 3.89m)

Double glazed windows, fitted wardrobes to wall with dressing unit, central heating radiator, coving to ceiling.



BEDROOM TWO

8' 6" x 9' 2" (2.59m x 2.79m)

Double glazed window, central heating radiator, storage cupboard to wall.



SHOWER ROOM

Double glazed window, corner shower unit, WC, hand wash basin, ceramic wall, and floor tiles.



DINING KITCHEN

9' 5" x 21' 4" (2.87m x 6.5m)

Double glazed windows, fitted kitchen units with work surfaces, electric oven and hob, sink unit with mixer tap, plumbing for washing machine, ceramic floor tiles, central heating radiator to wall. French doors to rear enclosed garden.



ADDITIONAL KITCHEN PHOTO



DINING AREA



GARAGE

Single detached garage with driveway parking.



REAR GARDEN

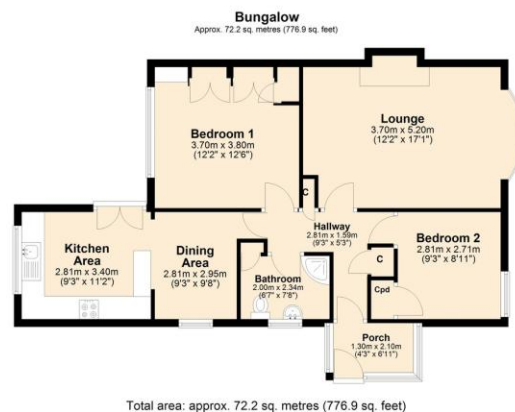
corner plot with gardens to front side and rear with lawn and shrubs and small patio area.



SIDE 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		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		