



Milton Road, Whickham

We offer for sale with No Upper Chain this three bedroom semi detached house which would be an ideal family home looking to be close to schools and local amenities. The property comprises of entrance, lounge, kitchen diner, three bedrooms and family bathroom. Externally to the front block paved drive way providing off road parking and to the rear a low maintenance garden with decking and paved patio area. Viewing Essential

Offers Over £149,950

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ENTRANCE HALL

Stairs to first floor, storage cupboard.



LOUNGE

10' 11" x 18' 6" (3.33m x 5.64m)

Double glazed window, fireplace with living flame gas fire, cast iron with inset and granite hearth, TV point, virgin media.



KITCHEN

9' 4" x 18' 7" (2.84m x 5.66m)

Double glazed window, fitted white high gloss units with worktop surfaces, sink unit with mixer tap, electric oven and gas hob with extractor canopy, breakfast bar, central heating radiator, laminate wood flooring, patio doors to rear garden and plumbing for automatic washing machine.



EXTRA KITCHEN PHOTO



FIRST FLOOR

BEDROOM ONE

11' 9" x 11' 8" (3.58m x 3.56m)

Double glazed window and tv point.



BEDROOM TWO

11' 8" x 8' 8" (3.56m x 2.64m)

Double glazed window, laminate wood flooring and storage cupboard.



BEDROOM THREE

10' 8" x 9' 11" (3.25m x 3.02m)

Double glazed window and central heating radiator.



BATHROOM

white suite comprises of bath with mains shower over bath with glass screen, hand wash basin, heated towel rail, ceramic floor tiles and double glazed window.



EXTERNALLY

Blocked paved driveway providing off road parking,

Rear garden, decked and paved area and water tap.



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		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		