



## Victoria Mews, Whickham

Beautifully presented three - bedroom town house for sale with gated access, secure parking for cars and walking distance to Whickham Village, with good schools, shops, excellent transport links to Newcastle, Gateshead and the A1 on the doorstep. The accommodation comprises, entrance door to hallway, Cloaks/WC, open plan dining room and kitchen with integrated appliances, double doors leading to an enclosed rear garden and large ground floor basement. To the first floor, there are double doors to a spacious lounge and open views to Newcastle, the third bedroom is on the same floor with a Jack and Jill bathroom

**£330,000**

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## ENTRANCE



## HALLWAY

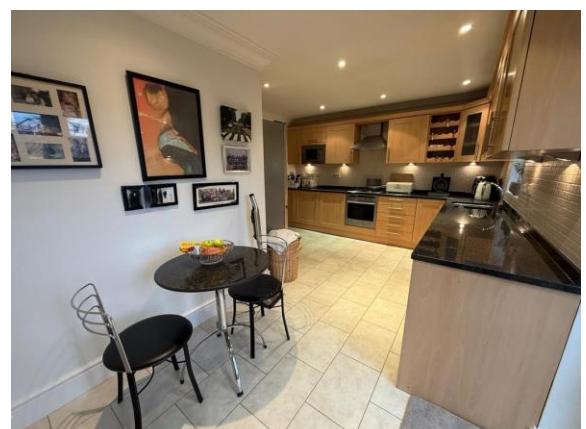
Cloak room, with vanity sink unit and WC, mirror to wall. Storage cupboard and stairs to first floor.



## DINING KITCHEN

16' 2" x 27' 9" (4.93m x 8.46m)

Double glazed window, central heating radiator, fitted kitchen units to walls with integrated appliances and granite work surfaces, stainless sink unit, integrated fridge, freezer, electric oven and gas hob with extractor canopy, wine rack, automatic washing machine, and dishwasher, coving to ceiling, amtico flooring to kitchen and dining area, double doors to hallway.



## ADDITIONAL KITCHEN PHOTO



## DINING AREA



## FIRST FLOOR

### LOUNGE

17' 9" x 16' 1" (5.41m x 4.9m)

Double doors to lounge area, double glazed sash style windows, fireplace to wall with gas fire and marble inset and hearth, TV point.



## ADDITIONAL LOUNGE PHOTO



## BEDROOM THREE

9' 1" x 11' 0" (2.77m x 3.35m)

Double glazed window, central heating radiator, door to Jack and Jill bathroom en-suite.

## BATHROOM

Double glazed window, white suite comprising bath, wash basin, WC, central heating radiator, part ceramic wall and floor tiles.



## SECOND FLOOR

Vaulted ceiling with velux window and doors leading to bedrooms.

## BEDROOM ONE

16' 2" x 10' 10" (4.93m x 3.3m)

Double glazed sash windows, central heating radiator, walk in wardrobe to wall, ensuite shower room, WC vanity sink unit.



#### ADDITIONAL BEDROOM ONE PHOTO



#### BEDROOM TWO

13' 5" x 12' 5" (4.09m x 3.78m)

Double glazed sash style windows fitted dressing unit to wall and wardrobe. Central heating radiator.



#### EXTERNALLY

Small enclosed low maintenance garden with gravel and paved area's



#### BASEMENT

Large basement for storage.

#### PARKING BAY

Block paved secure parking for cars to the front of the property with visitor parking bay close by.

## 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.

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