



Silverdale Way, Whickham

Spacious four/five-bedroom family home for sale in Whickham, available with no onward chain. The accommodation is well presented throughout with spacious rooms and large enclosed rear garden. The property comprises, entrance door to hall, cloak room, lounge, dining room, breakfasting kitchen, four double bedrooms, study/bedroom, shower room, large garage, front and rear gardens with double block paved driveway parking for cars. Situated in Whickham with good transport links to the A1, Gateshead, Newcastle, and walking distance of good schools, shops, and bus route.

Offers Over £360,000

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ENTRANCE DOOR TO HALL

CLOAK ROOM

Double glazed window, WC, hand wash basin, central heating radiator, ceramic wall tiles, and laminate flooring.



LOUNGE

12' 14" x 17' 7" (4.01m x 5.36m)

Double glazed window, fireplace to wall with electric fire, coving to ceiling, wall lights, TV and telephone point, double sockets.



DINING ROOM

15' 8" x 9' 4" (4.78m x 2.84m)

Double glazed patio doors to enclosed rear garden. Coving to ceiling and central heating radiator, wall lights.



KITCHEN

14' 4" x 9' 9" (4.37m x 2.97m)

Double glazed window, fitted kitchen units with glass display cabinet, 1/12 stainless steel sink unit, electric oven, and hob with extractor canopy, plumbing for automatic washing machine.



KITCHEN (ADDITIONAL PHOTO)



FIRST FLOOR

BEDROOM ONE

11' 7" x 14' 4" (3.53m x 4.37m)

Double glazed window and door to Juliet balcony, central heating radiator, cupboard to wall, coving to ceiling.



BEDROOM ONE (ADDITIONAL PHOTO)



BEDROOM TWO

11' 2" x 14' 8" (3.4m x 4.47m)

Double glazed window, central heating radiator, coving to ceiling.



BEDROOM TWO (ADDITIONAL PHOTO)



BEDROOM THREE

11' 3" x 11' 3" (3.43m x 3.43m)

Double glazed window, central heating radiator.



BEDROOM FOUR

11' 11" x 9' 4" (3.63m x 2.84m)

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



BEDROOM FOUR (ADDITIONAL PHOTO)



BEDROOM FIVE/STUDY

7' 5" x 8' 4" (2.26m x 2.54m)

Double glazed window, central heating radiator, fitted shelving to walls and sitting area, coving to ceiling.



SHOWER ROOM

Double glazed window, double shower cubicle with electric shower, WC, vanity sink unit, storage cupboard to wall, shaver point.



GARAGE

Integrated garage with fitted units and water tap, exit door to rear garden.

EXTERNALLY

Front and rear enclosed landscape garden with lawn, patio area, and mature shrubs. Side access for bins and front block paved driveway parking for cars. Front garden with lawn and shrubs.

**EXTERNAL (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.

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