



## **Broom Terrace, Whickham**

Suzanne Graham estate agents would like to offer this generously proportioned mid terrace house for sale within walking distance of Whickham Village. The accommodation offers three double bedrooms, west facing lounge overlooking a communal green, kitchen, utility room, family bathroom to the first floor and downstairs shower room/WC with scope to extend into the loft area giving the appropriate planning permissions. To the rear of the property there is an enclosed yard with on street parking for cars. The property has been refurbished with a new roof, decorated throughout and is close to good schools, shops, and other amenities with excellent transport links to Newcastle, Gateshead city centres and A1, with no onward chain

**Offers Over £160,000**

Suzanne Graham estate agents would like to offer this generously proportioned mid terrace house for sale within walking distance of Whickham Village. The accommodation offers three double bedrooms, west facing lounge overlooking a communal green, kitchen, utility room, family bathroom to the first floor and downstairs shower room/WC with scope to extend into the loft area giving the appropriate planning permissions. To the rear of the property there is an enclosed yard with on street parking for cars. The property has been refurbished with a new roof, decorated throughout and is close to good schools, shops, and other amenities with excellent transport links to Newcastle, Gateshead city centres and A1, with no onward chain

### ENTRANCE HALL

Stairs to first floor.



### LOUNGE

14' 11" x 18' 2" (4.55m x 5.54m)

Double glazed window, central heating radiator, inglenook fire with living flame gas fire.



### SEPARATE DOWNSTAIRS SHOWER ROOM/WC

Comprising of pedestal wash hand basin, close coupled toilet suite, double glazed window, spotlights to ceiling.



### KITCHEN

13' 5" x 7' 3" (4.09m x 2.21m)

Double glazed window, fitted kitchen units with worktop surfaces, 1 ½ stainless steel sink unit with mixer tap, laminate wood flooring, central heating radiator.



### REAR PORCH/UTILITY AREA

Plumbed for washing machine, with space and vent fitted for dryer.



### FIRST FLOOR LANDING

Large storage cupboard.

### BEDROOM ONE

10' 5" x 11' 7" (3.18m x 3.53m)

Airy and spacious overlooking the green with double glazed window and central heating radiator.



### BEDROOM TWO

9' 5" x 7' 3" (2.87m x 2.21m)

Sunny aspect overlooking the green would make lovely child's room or home office.



### BEDROOM THREE

11' 1" x 10' 6" (3.38m x 3.2m)

Featuring cast iron fire place this large cosy room offers double glazing and central heating radiator.



### BATHROOM

White suite comprising :- Panelled bath, pedestal wash hand basin, close coupled toilet suite, central heating radiator, double glazed window.



### EXTERNALLY

There is a yard to the rear.

FRONT VIEW



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