



Syron, Whickham

A welcomed addition to the market for sale, we would recommend internal inspection to fully appreciate. This detached home is sure to appeal to a variety of prospective purchasers, situated on a generous plot in the ever popular location of Fellside Park, Whickham within close proximity to local amenities and the A1 North/South.

Offers Over £320,000

THE PROPERTY

A welcomed addition to the market for sale, we would recommend internal inspection to fully appreciate. This detached home is sure to appeal to a variety of prospective purchasers, situated on a generous plot in the ever popular location of Fellside Park, Wickham within close proximity to local amenities and the A1 North/South. The internal floor plan comprises; entrance porch with glazed door opening into the hallway with stairs rising to the first floor, dual aspect lounge/dining room, kitchen which offers a range of fitted units with contrasting work surfaces. There is a separate utility/storage room which also gives access to the rear garden. To the first floor the landing area provides access to the three well-proportioned bedrooms and the family bathroom fitted with a three piece suite. Externally to the front the driveway provides off road parking and leads to the garage. The front and rear gardens are mainly laid to lawn with established shrubs and bushes.

LOCATION

This established location remains extremely popular with a variety of potential purchasers placed close to Wickham Village and a host of shopping, amenities, regular bus routes and restaurants/pubs. Wickham affords strong transport links to the A1, Metro Centre, Newcastle City Centre and Gateshead.

ENTRANCE HALL



LOUNGE

12' 7" x 12' 5" (3.84m x 3.78m)



DINING AREA

9' 4" x 8' 4" (2.84m x 2.54m)



KITCHEN

10' 3" x 9' 5" (3.12m x 2.87m)



UTILITY ROOM

11' 9" x 8' 0" (3.58m x 2.44m)



FIRST FLOOR LANDING AREA

BEDROOM ONE

12' 5" x 11' 7" (3.78m x 3.53m)



BEDROOM TWO

12' 5" x 8' 7" (3.78m x 2.62m)



BEDROOM THREE

10' 6" x 8' 7" (3.2m x 2.62m)



BATHROOM

7' 6" x 5' 6" (2.29m x 1.68m)



REAR GARDEN



A 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.

