



Whaggs Lane, Whickham

Beautifully appointed four-bedroom semi-detached house for sale on the popular street of Whaggs Lane, Whickham. The accommodation is well presented throughout and includes a newly refurbished bathroom, kitchen, cloakroom WC and utility room. The ground floor comprises of entrance porch, hallway, lounge/dining room, conservatory, kitchen, cloakroom WC and utility room. Externally, there is an enclosed landscaped rear garden with patio areas and a block-paved driveway providing parking for a number of cars. To the first floor there are four bedrooms and family bathroom. The property is within walking distance of Whickham Village, with good schools, shops, transport links to Gateshead and metro centre, A1, and Newcastle city centre. Early viewing is advised.

Offers In Region Of £425,000

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HALLWAY

LOUNGE

14' 6" x 23' 6" (4.42m x 7.16m)

Double glazed bay window, fireplace to wall with living flame gas fire marble hearth, TV, Telephone point, coving to ceiling, central heating radiators x 2



ADDITIONAL LOUNGE/DINER PHOTO



CONSERVATORY

12' 7" x 8' 12" (3.84m x 2.74m)

Double glazed windows, French doors to enclosed rear garden.



KITCHEN

16' 4" x 8' 9" (4.98m x 2.67m)

Double glazed window, fitted kitchen units with wooden effect work surfaces, double electric oven, and induction hob with extractor canopy, Belfast sink, Victorian mixer tap, storage cupboard and spotlights to ceiling.



ADDITIONAL KITCHEN PHOTO



CLOAKS/WC

Double glazed window, vanity sink unit and storage cupboards to wall, WC wall mounted radiator.



UTILITY ROOM

16' 1" x 7' 3" (4.9m x 2.21m)

Double glazed window, fitted wall and floor units with cupboards and plumbing for automatic washing machine and condensing dryer, laminate wood flooring, space for dog bed.



UTILITY ROOM PHOTO



BEDROOM ONE

13' 4" x 9' 8" (4.06m x 2.95m)

Double glazed window, central heating radiator, fitted wardrobes to wall.



ADDITIONAL BEDROOM ONE PHOTO



BEDROOM TWO

12' 5" x 10' 4" (3.78m x 3.15m)

Double glazed window, wood flooring, central heating radiator.



BEDROOM THREE

7' 5" x 12' 8" (2.26m x 3.86m)

Double glazed window, fitted wardrobe to wall, laminate wood flooring.



BEDROOM FOUR

8' 1" x 8' 3" (2.46m x 2.51m)

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



SHOWER ROOM

Newly refurbished shower room with rainfall shower, double glazed window, storage cupboard and vanity unit, WC, heated towel rail, floor tiles.



EXTERNALLY

There is a block paved driveway with parking for cars to the front of the property. Enclosed rear lawned garden, mature shrubs, gravel, and paved patio areas with shed.



GARDEN



GARDEN**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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