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estate agents



Ancaster Road, Whickham

Two-bedroom semi-detached bungalow in Whickham with no onward chain. The accommodation needs some update and comprises entrance door to hallway, lounge, kitchen, conservatory, two bedrooms and shower room. Externally there are gardens to the front and rear with attached single garage and electric roller shutter door

Offers In Region Of £225,000

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www.suzannegraham.co.uk

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ENTRANCE HALL

There are two storage cupboards one housing relatively new boiler.



SHOWER ROOM

Double glazed window, shower cubicle with electric shower, vanity sink unit, WC, ceramic wall tiles, central heating radiator and storage cupboard.



ADDITIONAL SHOWER ROOM PHOTO



LOUNGE

121' 1" x 16' 6" (36.91m x 5.03m)

Double glazed windows and door leading to conservatory, fitted fire surround with electric fire, fitted wall lights, coving to ceiling and central heating radiator to wall.



ADDITIONAL LOUNGE PHOTO



CONSERVATORY

17' 8" x 7' 9" (5.38m x 2.36m)

Double glazed window, French door to rear garden, laminate wood flooring.



KITCHEN

10' 3" x 8' 3" (3.12m x 2.51m)

Double glazed window, fitted kitchen units with work surfaces, stainless steel sink unit with mixer tap, plumbing for washing machine. Door to integrated garage.



ADDITIONAL KITCHEN PHOTO



BEDROOM ONE

11' 9" x 12' 9" (3.58m x 3.89m)

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



BEDROOM TWO

8' 9" x 9' 2" (2.67m x 2.79m)

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



EXTERNALLY

To the front of the property there is a lawned garden with shrubs and a double length driveway for off road parking. To the rear of the property there is an enclosed garden with lawn, paved patio area, shed, and mature shrubs with access to garage.



SINGLE GARAGE

This is a single garage with electric roller shutter door, electric power, and door to enclosed rear 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.

