



## **Ancrum Way, Whickham**

**Suzanne Graham Estate Agent would like to offer to the market this four-bedroom detached house benefiting from; gas central heating, double glazing, front and rear gardens and off-street parking. Accommodation comprises, entrance hall, family room, storage area, shower room, porch, lounge through dining room and kitchen. To the first floor there are four bedrooms and a family bathroom. The property is set within a popular residential area boasting spacious living accommodation. Early viewing essential.**

**£310,000**

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### ENTRANCE HALL

Entrance door with French doors.



### FAMILY ROOM

15' 5" x 6' 11" (4.70m x 2.13m)

Wood flooring, central heating radiator and French doors leading to the garden.



### STORAGE

8' 2" x 7' 3" (2.49m x 2.21m)



### SHOWER ROOM

Corner shower cubicle with electric shower, pedestal hand wash basin, low level w/c, central heating radiator and double-glazed window.

### PORCH

Entrance porch.

**LOUNGE THROUGH DINING ROOM**

23' 1" x 11' 8" (7.06m x 3.58m)

TV and telephone points, laminate wood flooring, double glazed window and central heating radiator.



**KITCHEN**

11' 3" x 7' 8" (3.43m x 2.36m)

Fitted beech shaker style kitchen units with work top surfaces, electric double oven with a gas hob and extractor fan, ceramic floor tiles, stainless steel sink unit with mixer tap and double glazed window.



**STAIRS TO THE FIRST FLOOR**

Landing and three storage cupboards.

**BEDROOM ONE**

12' 4" x 10' 7" (3.76m x 3.23m)

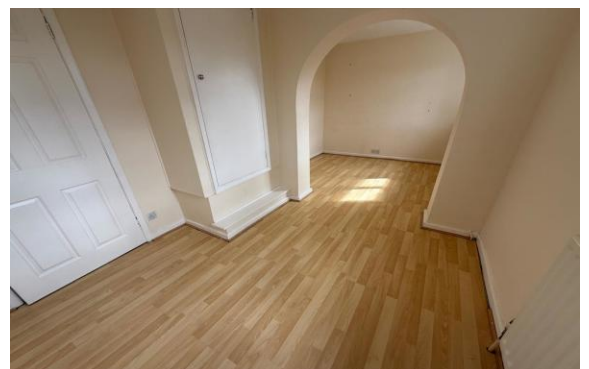
Double glazed window and central heating radiator.



**BEDROOM TWO**

16' 0" x 8' 8" (4.90m x 2.65m)

Double glazed window and central heating radiator.



**ADDITIONAL BEDROOM TWO PHOTO**



**BEDROOM THREE**

12' 5" x 9' 6" (3.81m x 2.92m)



**ADDITIONAL BEDROOM THREE PHOTO**



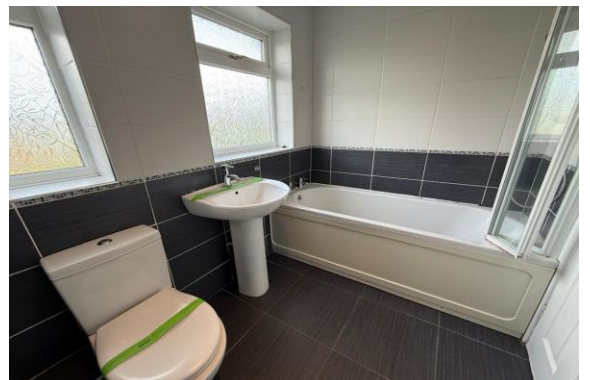
**BEDROOM FOUR**

Double glazed window and central heating radiator.



**BATHROOM**

White suite comprising; panelled bath with mains shower over, pedestal hand wash basin, low level w/c, spotlights to the ceiling, ceramic floor tiles and double glazed window.



**EXTERNALLY**

To the front of the property is a lawned garden.

To the rear of the property is a lawned garden with a paved area.

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		