



## **Cloverdale Gardens, Whickham**

Immaculate three-bedroom semi-detached house for sale in Whickham. The property is well presented throughout and comprises of entrance door to hallway, cloaks WC, lounge, newly refurbished open plan kitchen/dining area with French doors leading to a large enclosed rear garden. To the first floor there are three double bedrooms and newly refurbished bathroom. The property benefits from new roof, EV charging point, double length garage, storage area, and boarded loft with loft ladder. Externally there is a front garden with driveway providing off road parking and lawn area. The accommodation is within walking distance of

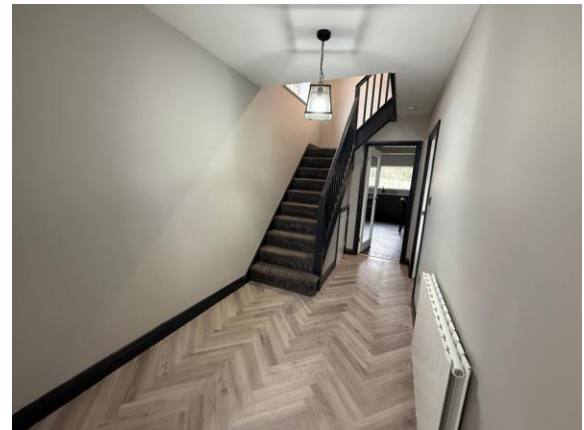
**Offers Over £295,000**

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### FRONT ENTRANCE DOOR

### HALLWAY

Laminate wood flooring, stairs to first floor landing.



### WC

vanity sink unit, part ceramic wall tiles and double-glazed window, heated towel rail.



### LOUNGE

12' 0" x 11' 3" (3.66m x 3.43m)

Double glazed bay window, feature electric fire to wall, spotlights to ceiling.



## ADDITIONAL LOUNGE PHOTO



## KITCHEN

19' 5" x 15' 5" (5.92m x 4.7m)

Fitted kitchen units with integrated appliances, sink unit with mixer tap, double electric oven and induction hob with extractor canopy, breakfast bar and large storage cupboard, open plan dining area with French doors to enclosed rear garden, TV point, central heating radiator, door to garage



## KITCHEN/DINING AREA



## ADDITIONAL KITCHEN PHOTO





## FIRST FLOOR

### Landing



### BEDROOM ONE

10' 9" x 15' 5" (3.28m x 4.7m)

Double glazed window, central heating radiator Tv point.



### ADDITIONAL BEDROOM ONE PHOTO



### BATHROOM

Double glazed window, double shower cubicle with rainfall shower, free standing bath with mixer shower attachment, WC, wall mounted towel radiator, spotlights to ceiling, wall mounted back light mirror, ceramic wall and floor tiles, spotlights to ceiling.



## BEDROOM TWO

10' 9" x 11' 6" (3.28m x 3.51m)

Double glazed window, central heating radiator.



## ADDITIONAL BEDROOM TWO PHOTO



## BEDROOM THREE

Double glazed window, central heating radiator, TV point.



## ADDITIONAL BEDROOM THREE PHOTO



### EXTERNALLY

Large enclosed rear garden, paved patio area's electric point, water tap and security lighting. To the front of the property there is a small lawned garden with driveway parking and EV charging for car.



### GARAGE

Double length garage with electric roller shutter door, plumbing for auto washer and condensing dryer.

### 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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