



## **Kingsley Place, Whickham**

Available with no onward chain, Suzanne Graham welcomes to the market this two bedroom semi detached house which would be an ideal purchase for a first-time buyer or investor. The property is within walking distance of Whickham Village with schools' shops and other amenities close by and good access to transport links A1, Newcastle and Gateshead. The property comprises of entrance, lounge, kitchen, separate dining room, two bedrooms and shower room. Externally to the front is a large raised garden with a side gate leading to the back paved garden..

**Offers In Region Of £115,000**

ENTRANCE HALL

LOUNGE



DINING ROOM



KITCHEN



STAIRS TO THE FIRST FLOOR

**SHOWER ROOM**



**BEDROOM ONE**



**BEDROOM TWO**



**GARDENS FRONT & REAR**

Corner plot

## **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		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		