



## **Wordsworth Avenue, Whickham**

**Beautifully presented one bedroom ground floor apartment for sale within walking distance of Whickham Village. There are shops, doctors, dentist, good transport links and other amenities close by. The property comprises, entrance door to hall, lounge, fitted kitchen, bathroom, separate WC, double bedroom with fitted wardrobes and an enclosed rear garden with decked patio and on street parking.**

**£79,950**

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### FRONT GARDEN



### ENTRANCE

Entrance door, hallway, storage cupboard, laminate wood flooring and central heating system.



### LOUNGE

14' 5" x 10' 9" (4.39m x 3.28m)

Double glazed bay window, central heating radiator, electric fire with health, tv point, coving to ceiling and laminate wood flooring.



## KITCHEN

7' 9" x 7' 9" (2.36m x 2.36m)

Double glazed window, fitted kitchen units with work surfaces, electric oven and hob with extractor canopy, plumbed for automatic washing machine, space for fridge freezer, sink unit with mixer tap.



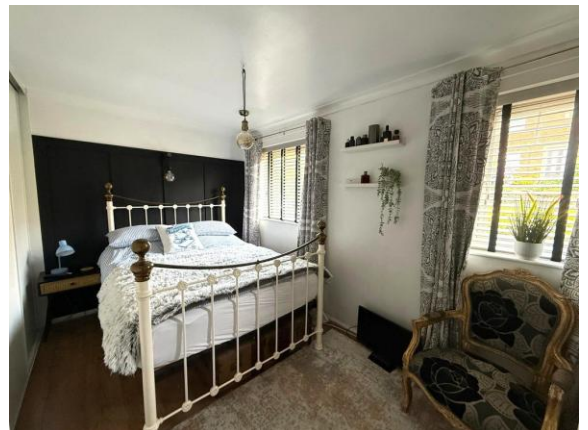
## ADDITIONAL KITCHEN PHOTO



## BEDROOM

12' 4" x 7' 4" (3.76m x 2.24m)

Double glazed window, fitted wardrobes to wall, laminate wood flooring and telephone point.



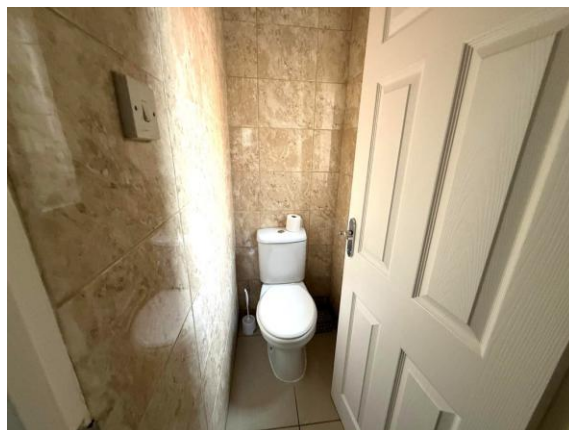
## BATHROOM

White suite comprises of panel bath with mains shower over bath with screen, hand wash basin, double glazed window and heated towel rail.



**SEPARATE WC**

Low level wc.



**REAR GARDEN**



**ADDITIONAL REAR GARDEN PHOTO**



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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