



25 Falsgrave Place, Whickham, Newcastle Upon Tyne, Tyne & Wear, NE16 5SG

Offers Over £259,950





## Key features

- SEMI-DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- RECENTLY REFURBISHED
- FITTED SHOWER ROOM
- MODERN KITCHEN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- SOUGHT AFTER LOCATION
- NO ONWARD CHAIN
- VIEWING ADVISED



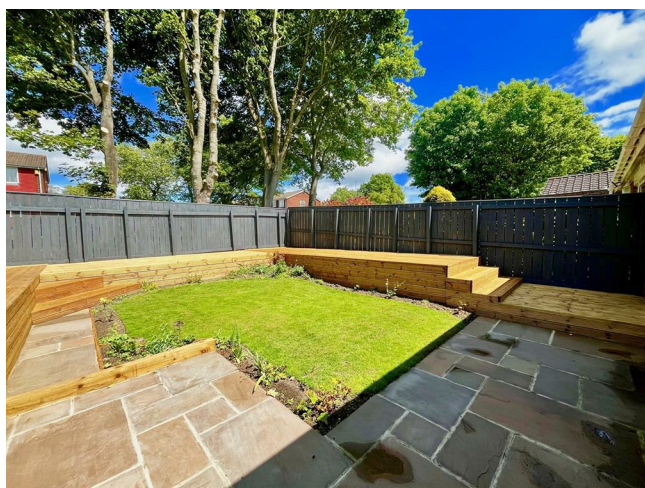
## Description

Situated in the desirable location of Falsgrave Place, Wickham, this charming semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and modern living space. Recently refurbished, the property boasts two spacious double bedrooms, making it ideal for couples, small families, or those looking to downsize without compromising on comfort.

The inviting reception room serves as a perfect gathering space, offering a warm and welcoming atmosphere for both relaxation and entertaining. The well-appointed bathroom complements the living space, ensuring convenience and functionality for everyday life.

One of the standout features of this property is its location. Wickham is a sought-after area known for its community spirit and accessibility to local amenities, including shops, schools, and parks. The bungalow is also free from any onward chain, allowing for a smooth and hassle-free purchase process.

This semi-detached bungalow is not just a house; it is a home waiting to be filled with memories. With its modern touches and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this delightful property your own.





ENTRANCE HALL

9'3 x 9

LOUNGE

19'10 x 12

KITCHEN

10'9 x 9'6

BEDROOM ONE

13'4 x 12

BEDROOM TWO

13'4 x 9'1

SHOWER ROOM

6'8 x 6

EXTERNAL

DISCLAIMER SALES












The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.




Total Area: 89.5 m<sup>2</sup> ... 963 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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