



Warwick Drive, Whickham, Newcastle upon Tyne  
Reduced £200,000

Vickers  
& Barrass

— Est. 1973 —

Land and Estate Agents

# Warwick Drive Whickham

Vickers and Barrass are pleased to offer for sale a three bedroom semi-detached bungalow located on a popular quiet residential estate in the highly sought after village of Whickham. The property briefly comprises, lounge, kitchen, dining area, three double bedrooms, bathroom and gardens. The property benefits from UPVC double glazing and gas central heating. Vacant possession and no chain. Viewing is essential to appreciate the location and accommodation on offer.

## LOCATION

Whickham village offers a range of local amenities which include shops, a doctor's surgery, restaurants and public houses. The property is well located for education facilities including nurseries, primary, secondary and sixth form schools. The village is popular with commuters due to its close proximity to A1M and surrounding city centres.

## DISTANCES (Approximate)

Gateshead - 5 miles  
Metrocentre - 3 miles  
Newcastle City Centre - 5 miles

## GROUND FLOOR

### Entrance Hall

1.70m x 1.53m  
UPVC entrance door and built-in storage cupboards.

### Dining Area

3.24m x 2.81m  
Centrally located providing access to kitchen and lounge, with central heating radiator, shelving and storage cupboard.

### Lounge

4.61m x 3.65m  
Spacious lounge with window to the rear elevation, central heating radiator, wall mounted gas fire (disconnected) and coving.

### Kitchen

3.16m x 3.02m  
Fitted with a range of wall and base units with work surfaces over, stainless steel sink drainer unit and ceramic tiled walls. Space for appliances including gas cooker with extractor hood over, free standing fridge freezer and washing machine. Wall mounted gas combination boiler, coving, rear window and patio doors leading to the rear garden.

### Internal Hall

2.28m x 3.13m  
Loft access.

### Bedroom One

4.00m x 3.13m (to wardrobes)  
Double bedroom located to the front elevation with fitted wardrobes, window, coving and central heating radiator.

### Bedroom Two

3.40m x 3.40m  
Double bedroom located to the front elevation with fitted wardrobes, window and central heating radiator.

### Bathroom

2.96m x 1.67m  
Large walk-in shower cubical with glass screen and electric shower, w.c., vanity unit with wash hand basin. Ceramic tiling and shower board to walls, central heating radiator and window.

### Bedroom Three

4.12m x 2.18m  
Double bedroom located to the rear elevation with central heating radiator and window.

## EXTERNAL

### Front Garden

Paved driveway providing off road parking for two vehicles, lawn with surrounding flower borders and mature shrubs.

### Rear Garden

Fully enclosed garden with large split level paved patio, timber storage shed and planted flower bed.

## BOUNDARIES

The vendor will only sell such interest if any, as they have in the boundary walls to the property.

## MINES AND MINERALS

The mines and minerals are excepted and reserved.

### **TENURE**

The property is registered freehold Title Number TY195869 further information can be found using the following link  
<https://search-property-information.service.gov.uk/>

### **SERVICES**

The property is served by mains electricity, gas central heating, mains water and drainage systems.

### **COUNCIL TAX**

Council tax band C.

Further information in relation to council tax can be obtained by contacting the local authority Gateshead Council [www.gateshead.gov.uk](http://www.gateshead.gov.uk)

### **ESTATE AGENT ACT 1979**

This property is marketed on behalf of a “connected person” as defined in section 32(1) of the Act.

### **COSTS**

Each party is to bear their own costs.

### **METHOD OF SALE**

The property is offered for sale as a whole by private treaty.

### **MONEY LAUNDERING**

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser(s) after acceptance of an offer.

### **VIEWING**

Viewing is strictly by appointment only by contacting Vickers & Barrass, Darlington office.

### **WHAT 3 WORDS**

Every three meter square of the world has been given a unique combination of three words. Visit [what3words.com](http://what3words.com) or download the free App which is available for iOS and Android smartphones and use the unique sequence of words below to accurately pinpoint this property.

What3words: [///loyal.margin.civic](https://loyal.margin.civic)

### **PARTICULAR NOTES**

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

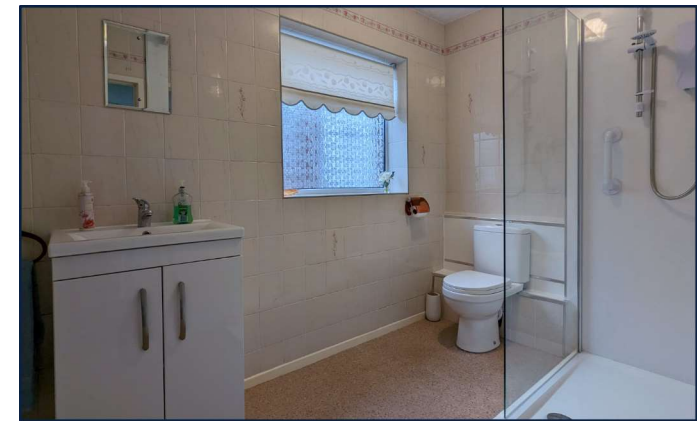
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude any area at any time and to generally amend the particulars or method of sale. The property is sold subject to reserve(s).

Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer. The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

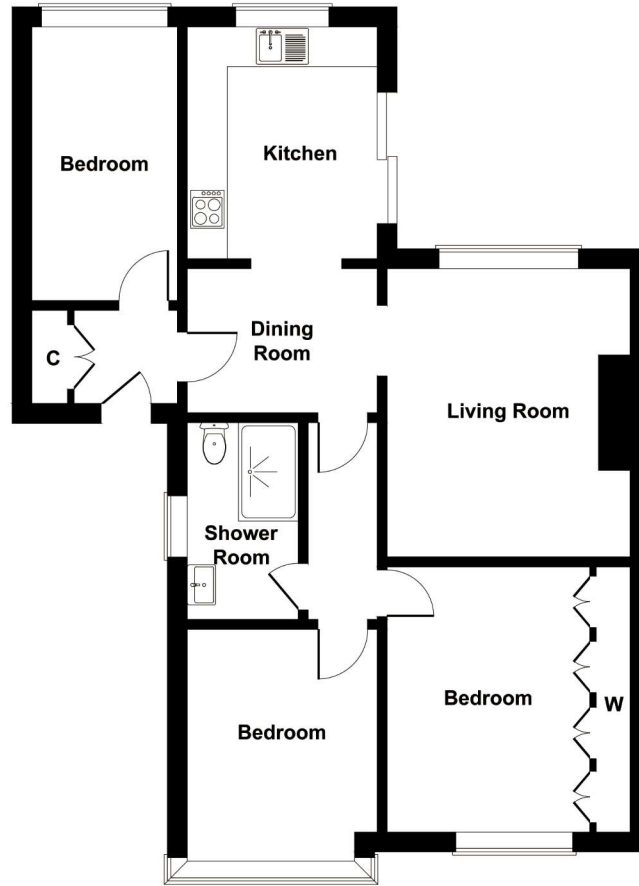
### **NOTES**

Particulars prepared - January 2023  
Photographs - January 2023



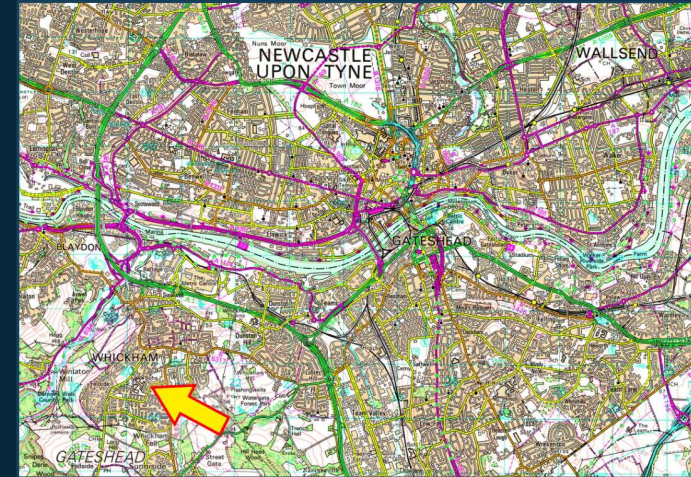


# Floor Plan



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

## LOCATION PLAN



## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Vickers and Barrass Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Vickers and Barrass Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.



### Tow Law Office

16/17 Castle Bank  
Tow Law, Bishop Auckland  
DL13 4AE

T: 01388 730095

E: info@vickersandbarrass.co.uk

### Darlington Office

Humbleton Park  
West Auckland Road, Darlington  
DL2 2YH

T: 01325 728 084

E: darlington@vickersandbarrass.co.uk



www.vickersandbarrass.co.uk

# Vickers & Barrass

Est. 1973

Land and Estate Agents