

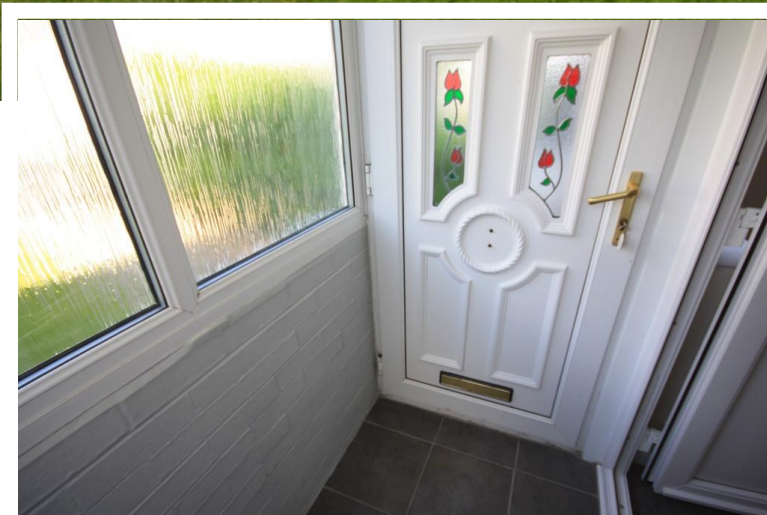


23 Lewisham Drive
, ST6 5QX

- A STUNNING RENOVATION
- NEW KITCHEN & BATHROOM
- THREE BEDROOMS
- IDEAL FOR LOCAL WALKS & AMENITIES
- MID TOWN HOUSE
- GREAT SIZED LOUNGE/DINING ROOM
- WITH NO CHAIN
- GARDENS TO FRONT & REAR

£124,950





Property Description

INTRO

Superbly updated throughout to a high standard - Take a drive up to Lewisham! With no chain and comprising three bedrooms, entrance hall, spacious lounge/dining room, modernised kitchen and bathroom, rear hall with storage, and lovely gardens to the front and rear. UPVC double glazing and gas central heating from a combi boiler. With amenities, and local countryside walks right on your door step - this home is ideal to be moved straight into! Get in touch today to register your interest!

DIRECTIONS

Please follow Sat Nav for postcode ST6 5QX. Proceeding up Kidsgrove Bank, turn right into Heathside Lane, and turn right into Lewisham Drive. The property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE PORCH

UPVC front entrance door, with glazed panels to the side and front. Newly tiled flooring. Door to:



LOUNGE/DINING ROOM

17' 8" x 14' 1" (5.38m x 4.29m) red to 11'2 A great sized double reception room. With two windows to the front elevation, one a feature bow. Defined dining area with ample space for table and chairs. Radiator.

KITCHEN/BREAKFAST ROOM

11' 7" x 7' 6" (3.53m x 2.29m) A brand newly fitted kitchen, comprising a good range of wall and base unit with worksurfaces, including breakfast bar. One and a half bowl sink unit, fridge freezer, oven, four ring gas hob and extractor above. Space/plumbing for washing machine. Wall mounted Worcester Greenstar 25i gas fired combi boiler. Window to the rear elevation.



REAR HALL

UPVC door giving outdoor access. Stairs to the first floor. Door to storage area, and a further useful understairs storage. Tiled floor.

FIRST FLOOR LANDING

UPVC window to the rear elevation. Doors to:

BEDROOM ONE

17' 2" x 8' 10" (5.23m x 2.69m) Window to the front. Covling to the ceiling. Radiator.

BEDROOM TWO

14' 3" x 8' 7" (4.34m x 2.62m) red to 8'5 Window to the front. Laminate flooring. Radiator.

BEDROOM THREE

10' 9" x 6' 1" (0m x 1.85m) Window to the rear. Radiator.

BATHROOM

8' 3" x 5' 7" (2.51m x 1.7m) A newly fitted bathroom and comprising a panelled bath with rainfall and standard shower attachment with shower screen. Close coupled W.C, wash hand basin. Fully tiled walls and tiled floor. Radiator. Cushion flooring.



EXTERNALLY

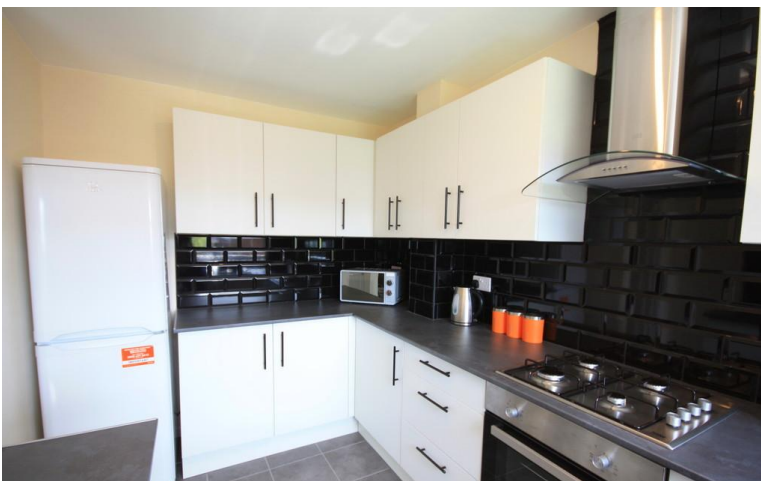
FRONT GARDEN

Laid to lawn, with a paved path leading to the front door. Pleasant shrub borders. Just round the corner is some lovely fields and nature spots, as pictured.

REAR GARDEN

Laid to lawn with a paved patio area. Enclosed by fencing. Gate gives access to the rear of the property.

ADDITIONAL NOTES





The electrics and boiler/gas have both been fully serviced recently. The property has had all new décor and flooring throughout, with a newly fitted kitchen and bathroom. Viewing essential!

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

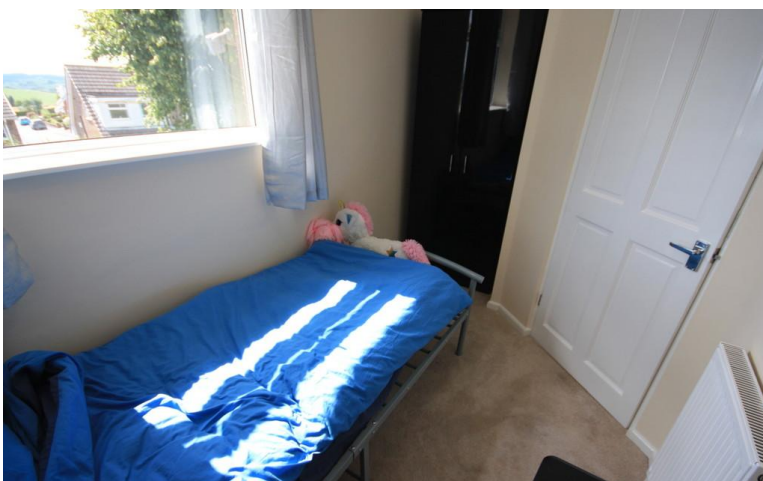
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will be marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

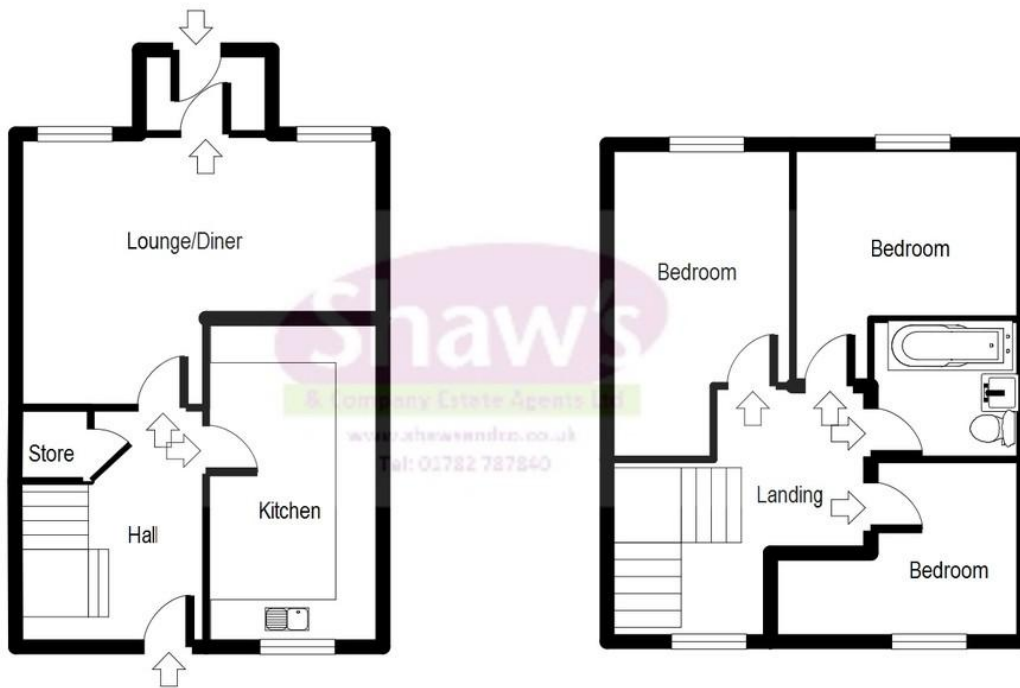
Newcastle Borough Council.

EPC RATING (PDF available online)

Current: Potential:







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.

Made with Visual Builder

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements