



2 Cottonwood Grove
Harriseahead, ST7 4UG

- DETACHED BUNGALOW
- CUL DE SAC LOCATION
- PLEASANT OUTLOOK TO REAR
- PORCH, 20' LOUNGE/DINING ROOM
- KITCHEN & WET ROOM
- THREE BEDROOMS
- GARAGE & DRIVEWAY
- UPVC & ELECTRICAL HEATING

£220,000





Property Description

INTRO

Shaw's & Co are delighted to offer a lovely detached bungalow with no onward chain set within a pleasant location & private aspect to the rear garden. The bungalow comprises, entrance hall, 20' lounge/dining room, kitchen, wet room, three bedrooms, fitted wardrobes within bedroom one, UPVC double glazing & electrical heating. Externally a long driveway provides parking spaces, a detached garage. A landscaped rear garden with lawn & patio, the garden has a wood land outlook to the rear. The property is located within a quiet cul de sac location yet with easy access to amenities. Viewing imperative without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4UG. On entering the cul de sac the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE PORCH





Entered through a UPVC entrance door. UPVC double glazed windows. Door to:

ENTRANCE HALL

Electrical heater.

KITCHEN

10' 4" x 8' 11" (3.15m x 2.72m) Window to the front elevation. A range of wall and base units, single drainer sink unit, worksurface over, space for an electric cooker, with extractor over. Splash back tiling to the walls.. Electric storage heater. Space for a fridge freezer

LOUNGE/DINING ROOM

20' 4" x 12' (6.2m x 3.66m) Bow window to the front elevation. Fireplace with inset electric fire. Coving to the ceiling. Defined dining area. Two electric storage heaters.

INNER HALL

Access to the loft space.

BEDROOM ONE

13'10" x 9' plus wardrobes" (3.53m x 2.74m) Window to the rear elevation. Fitted wardrobes. Electric storage heater.

BEDROOM TWO

11' 11" x 8' 11" (3.63m x 2.72m) French doors to the rear elevation. Electric storage heater. Fitted wardrobes with hot water cylinder.

BEDROOM THREE

8' 11" x 6' (2.72m x 1.83m) Window to the side elevation. Electric storage heater.

WET ROOM

8' 9" x 5' (2.67m x 1.52m) Window to the side elevation. Located off the hallway. The suite comprises: wall mounted electric shower and controls, low level W.C, wash hand basin. Splash back tiling to the walls.

EXTERNALLY

FRONT GARDEN

Landscaped, laid to lawn with shrub borders. Good size drive provides plenty of parking. Cold water tap.

GARAGE

19' 4" x 9' 4 max" (5.89m x 2.84m) Dimensions include workshop. Detached and brick built with electric roller shutter door. electric light and power.

REAR GARDEN





Having a private and pleasant outlook. A good sized rear garden area. Laid to lawn with shrub borders. Patio area.

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

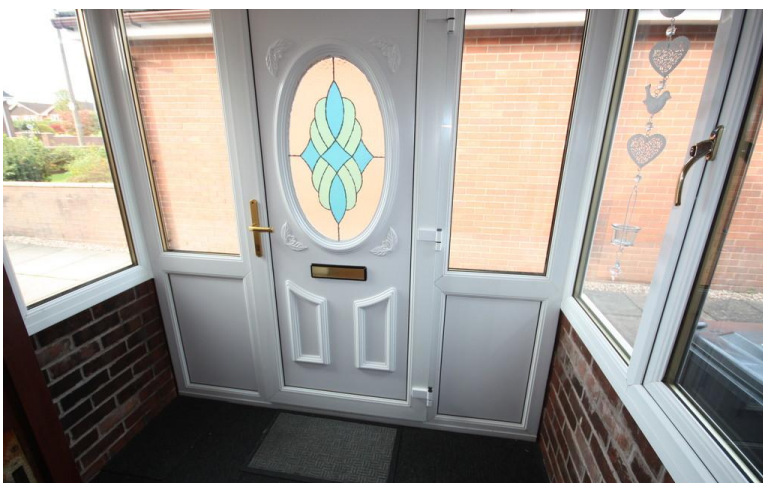
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on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

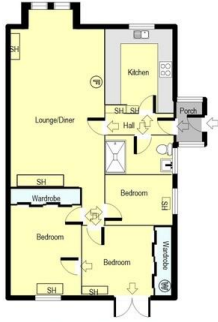
LOCAL AUTHORITY

Newcastle Borough Council.

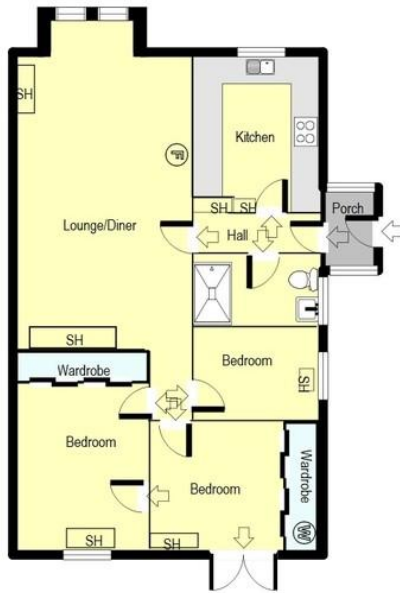
EPC RATING (PDF available online)

Current: Potential:





Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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



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

43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

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