

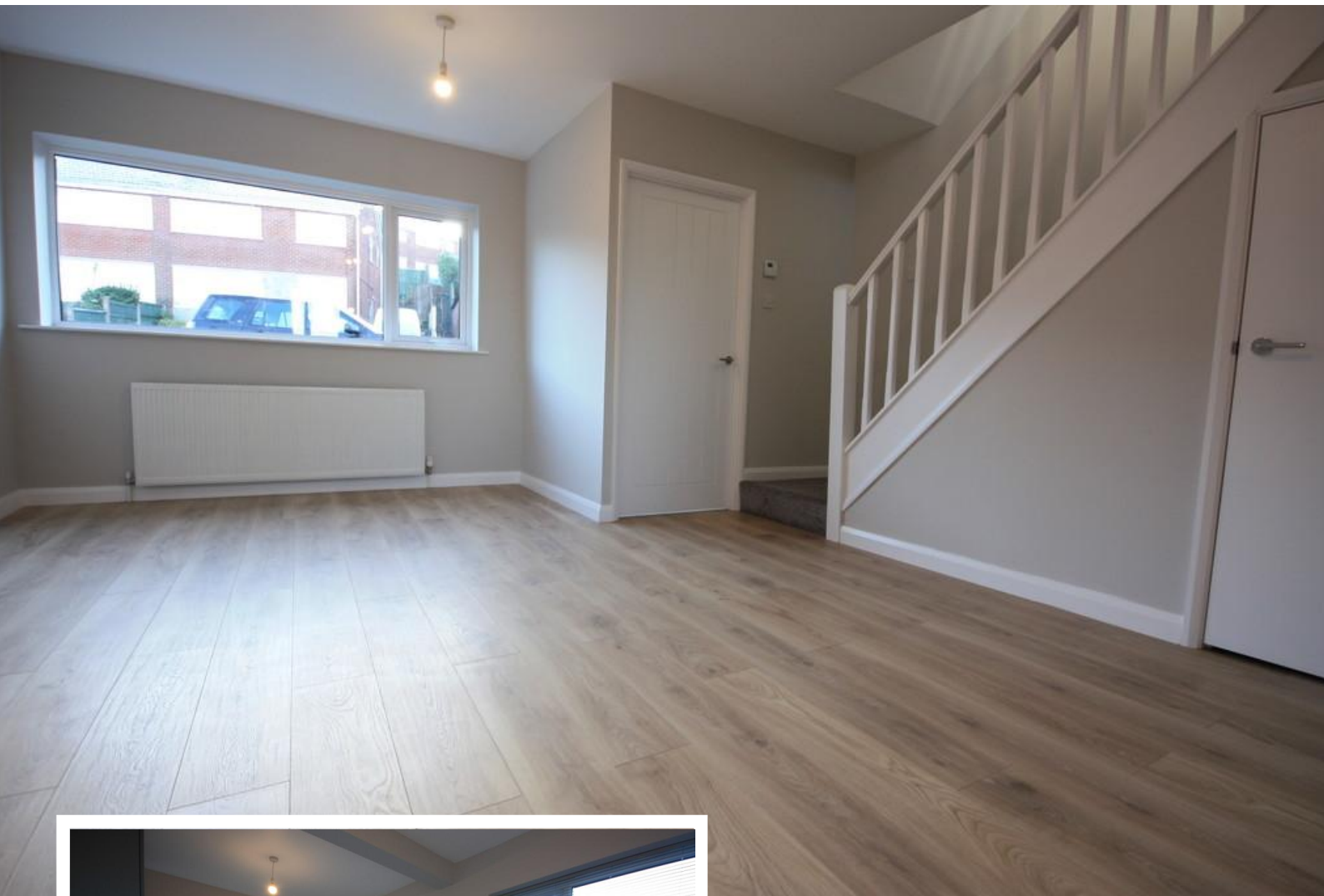


**74A Chatterley Drive
, ST7 4LL**

- A SEMI DETACHED HOUSE
- REFURBISHED & BEAUTIFULLY PRESENTED
- NO CHAIN
- STUNNING INTERIOR
- HALL, LOUNGE
- BEAUTIFUL KITCHEN/DINING ROOM
- LANDSCAPED GARDENS
- UPVC D/G & GCH

£179,995





Property Description

INTRO

All things Bright & Beautiful sing your heart out! This stunningly refurbished a beautiful presented semi detached house with no onward chain! Comprising a newly installed kitchen/dining room a lovely light bright room, good sized lounge, two double bedrooms plus a third, a well appointed white updated spacious family bathroom with shower. Externally landscaped gardens to the front & rear a driveway & timber outbuilding. UPVC double glazing & gas central heating. The property is located within a well regarded location with access to all amenities & road links yet with a suburban residence. Viewing imperative without delay!

DIRECTIOS

Please follow Sat Nov for postcode ST7 4LL from Stone Bank Road and the property can be found on the right hand side as identified by our For Sale Sign.

ENTRANCE HALL

Upvc entrance door to the side door to the lounge,



window to the front.

LOUNGE/DINING ROOM

15' 3" x 12' 6" (4.65m x 3.81m) Window to the front, radiator, understairs store cupboard, staircase to the first floor, coving to the ceiling, central heating thermostat, laminate flooring.

KITCHEN/DINING ROOM

15' 5" x 8' 9" (4.7m x 2.67m) With newly installed fitted base and wall units, worksurfaces, single drainer sink, window to the side, and rear. Glazed Upvc external access door, radiator.



FIRST FLOOR LANDING

Window to the side, radiator, access to the loft space, coving to the ceiling. An overstairs store cupboard with a Glow Worm Ultimate 30C combi gas boiler and storage space.

BEDROOM ONE

13' 0" x 9' 3" (3.96m x 2.82m) Window to the front, radiator.

BEDROOM TWO

11' 4" x 7' 0" (3.45m x 2.13m) Window to the rear with a far reaching view towards Mow Cop to the right. Useful built in storage cupboard.



BEDROOM THREE

7' 5" x 5' 11" (2.26m x 1.8m) Window to the front, radiator.

BATHROOM

A newly installed white suite, a panelled bath, wash hand basin, radiator, splash back tiling to the walls, over bath shower, two windows, low level w.c.

EXTERNALLY

FRONT GARDEN

A useful front garden landscaped, laid to lawn, a paved pathway, wall to the front. A driveway provides parking spaces.

OUT BUILDING

A very useful timber out building providing useful space potential to convert further to hobbies, office or work space.

REAR GARDEN

Currently divided in to lawn and shrub borders. A paved pathway and the garden attracts the afternoon sun.





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: 63D Potential: 85B







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.
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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