

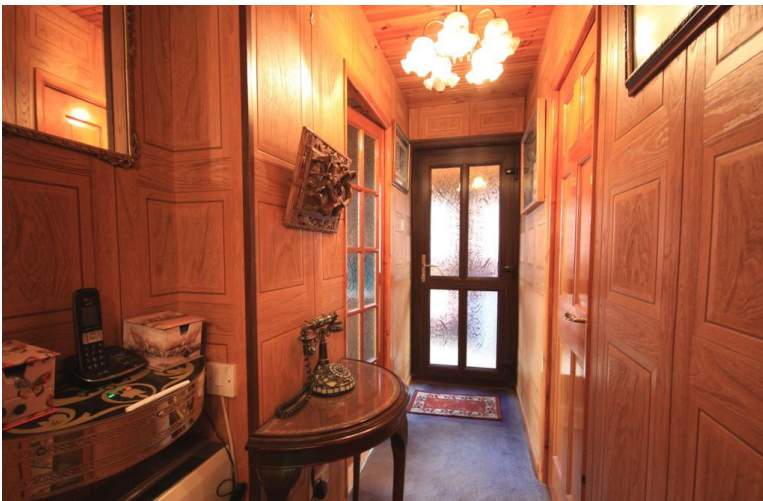
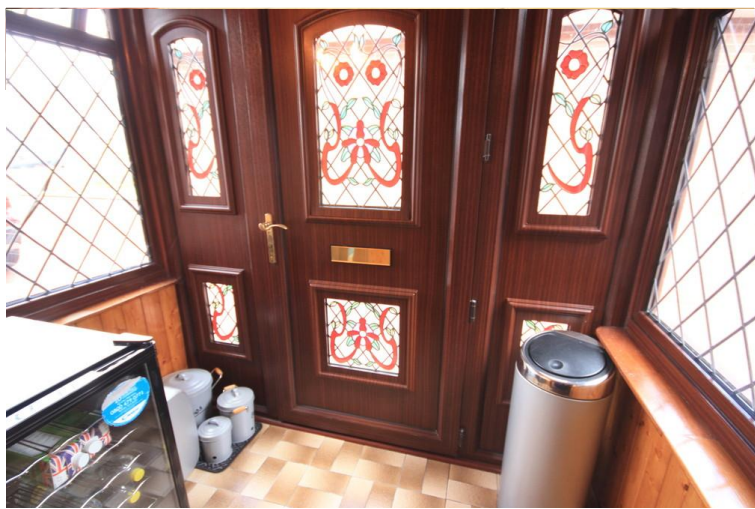


Cottonwood Grove
Harriseahead, ST7 4UG

- A DETACHED BUNGALOW
- EXTENDED ACCOMMODATION
- SPACIOUS THROUGHOUT
- HALL, 20 LOUNGE, DINING ROOM
- THREE GOOD SIZED BEDROOMS
- TWO BATHROOMS
- BLOCK PAVING & GARAGE
- UPVC DOUBLE GLAZING & ELECTRICAL HEATING

£275,000





Property Description

INTRO

*** NEW PRICE! *** An extended large detached bungalow which must be seen to be fully appreciated and the potential realised. Larger than any other property on the estate, a spacious home comprising hall, kitchen, 20 lounge, three bedrooms, dining room/bedroom 4, two bathrooms, good sized conservatory. A detached garage, block paved frontage with plenty of parking spaces and rear garden area, with lovely woodland outlook. UPVC double glazing and electrical heating. The property is located within a popular quiet location yet within easy access to good local road & rail links. Contact us with your enquiries today!

DIRECTIONS

Please follow Sat Nav for postcode ST7 4UG turn in to the cul de sac and the property can be found on the left hand side as identified by our for sale sign.

ENTRANCE PORCH

UPVC entrance door and windows. Tiled floor.



ENTRANCE HALL

Electrical storage heater, door to;

KITCHEN 10' 6" x 8' 10" (3.2m x 2.69m)

Comprising fitted base and wall units, worksurfaces, space for a electric range cooker, single drainer sink. Window to the front, storage heater.

LOUNGE/DINING ROOM 20' x 11' 11" (6.1m x 3.63m)

Feature fireplace with an inset electric fire, window to the front, two storage heaters. Double doors to;

DINING ROOM/BEDROOM FOUR 10' 7" x 9' (3.23m x 2.74m)

With a ceiling window for natural light. Storage heater. Door to the hallway.



INNER HALL

Access to the loft and bedrooms and conservatory to the rear.

BEDROOM ONE

Internal window to the rear, fitted wardrobes, electrical storage heater.

BEDROOM TWO 11' 9" x 8' 4" (3.58m x 2.54m)

Window to the side, electrical heater. Fitted wardrobes.



BEDROOM THREE 8' 10" x 5' 11" (2.69m x 1.8m)

Window to side, electrical heater, fitted wardrobes. Access to the loft.

FAMILY BATHROOM 10' 8" x 8' 7" (3.25m x 2.62m)

Window to the side, splash back tiling to the walls, window to the side. Low level W.C, wash hand basin, corner jacuzzi bath. Storage heater. Wall mounted electric shower.

CONSERVATORY 18' 9" x 9' 2" (5.72m x 2.79m)

A brick base conservatory, UPVc double glazing, external brick pillars pitched roof. French doors to the rear patio.



EXTERNALLY

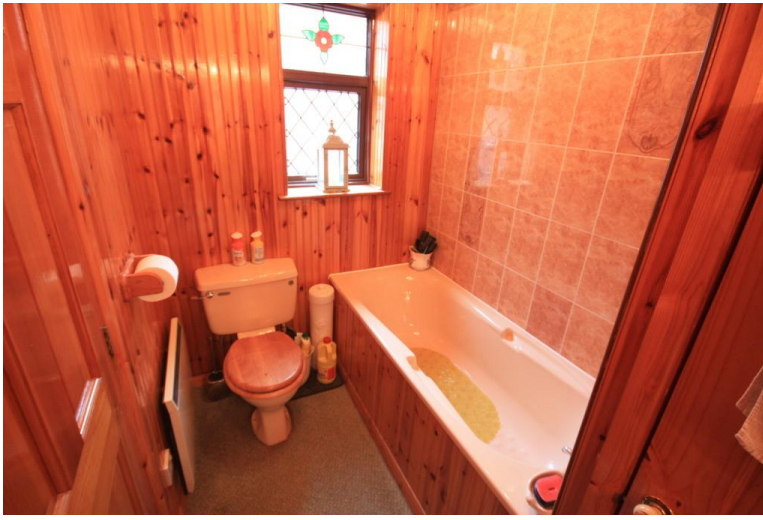
A block paved frontage and driveway.

GARAGE 19' 6" x 8' 11" (5.94m x 2.72m)

A brick built detached garage, electronic roll up door. Electric light and power. UPVC side access door and window.

REAR GARDEN

A block paved patio area. A pleasant outlook to the rear of the property.



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. Band C

EPC RATING (PDF available online)

Current: 44E Potential: 74C

