



Hougher Wall Road
Audley, ST7 8JA

- DETACHED RESIDENCE
- STUNNING LANDSCAPED GARDENS
- SPLIT LEVEL UNIQUE LAYOUT
- ADJ TO OPEN COUNTRYSIDE
- SPACIOUS INTERIOR
- HALL, KITCHEN, LOUNGE, DINING ROOM
- IDEAL FOR A FAMILY HOME
- FOUR BEDROOMS, SHOWER & BATHROOM

£438,000





Property Description

DESCRIPTION

Shaw's & Co are delighted to offer a detached bungalow within a large plot and a semi rural location with open countryside to the rear providing lovely open views. The spacious split level residence comprises, hallway, breakfast kitchen, 18' lounge with patio doors & those nice views, bathroom, two bedrooms, office/dining room, lower ground floor, two further bedrooms & a bathroom. Externally a driveway & turning area. The property is set within beautiful well maintained landscaped gardens to the front, side and lower level to the rear. UPVC double glazing & gas central heating. The property is located within this pleasant semi rural location with lots of countryside close by yet with all amenities within the village and easy access to the A500/A34 viewing essential to fully appreciate the location & further potential without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 8JA. Proceed through Audley village and turn right in to Hougher Wall



Road, the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a covered entrance porch. Access to first floor rooms and ground floor lower level, radiator, store cupboard.

LOUNGE

18' 9" x 13' (5.72m x 3.96m) Window to the rear elevation. Patio doors with a view over the garden and countryside. Two double radiators.

KITCHEN

13' 8" x 10' (4.17m x 3.05m) Window to the front elevation, window to the rear overlooking countryside. Range of wall and base units, single drainer sink unit, worksurface. Tiled floor.

REAR HALLWAY

Rear porch with glazed entrance doors. Store cupboard.

BEDROOM ONE

13' 2" x 12' (4.01m x 3.66m) Window to the rear elevation. Radiator. Fitted wardrobes.

BEDROOM TWO

10' x 8' 10" (3.23m x 2.69m) Window to the side elevation. Radiator. Tiled floor.

DININGROOM/POTENTIAL BEDROOM

17' 9" x 9' 6" (5.41m x 2.9m) Patio doors to the front elevation. Two radiators.

BATHROOM

Window to the front. Suite comprising: panelled bath, low level W,C, wash hand basin. Tiled floor.

LOWER LEVEL

HALLWAY

Doors to:

BEDROOM THREE

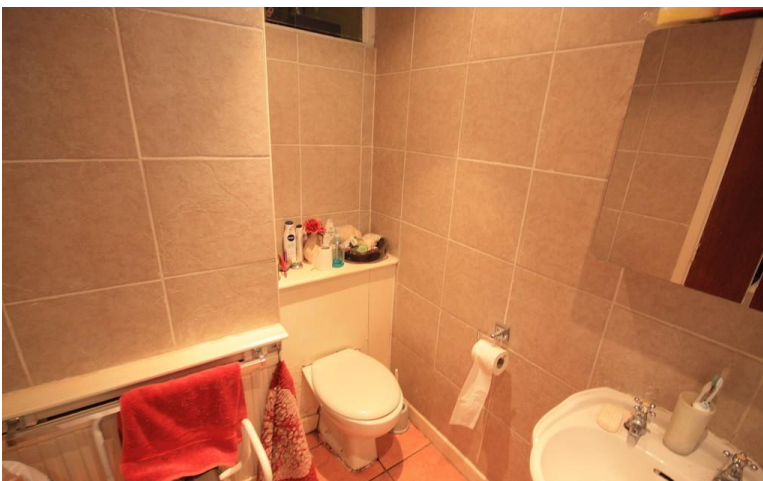
12' 7" x 11' 5" (3.84m x 3.48m) Window to the rear elevation. Radiator.

BEDROOM FOUR

11' 3" x 7' 2" (3.43m x 2.18m) Window to the rear elevation. Radiator.

BATHROOM

9 x 8 Window to the rear elevation. Suite comprising:





panelled bath, low level W.C, wash hand basin. Radiator. Store cupboard.

EXTERNALLY

Solar Panels are installed to the side of the bungalow on a Leased basis with approx 15 years to run on the agreement.

FRONT

A stunning landscaped garden laid to lawn with shrub borders. Driveway provides parking and a turning space. Covered carport.

SIDE GARDEN

With views over open countryside. Laid to lawn with shrub borders. Steps to the lower level.

REAR GARDEN

Generous size and attracting the afternoon sun. A beautifully landscaped good sized lawn tiered garden. Steps lead alongside the property to the front driveway.

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 .



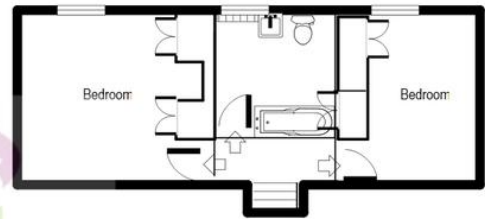
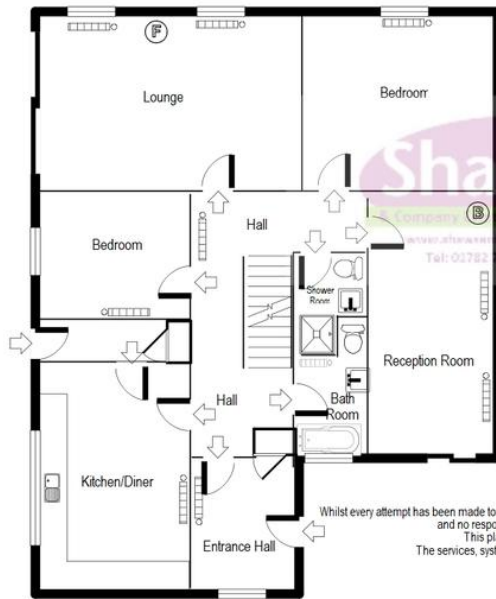


LOCAL AUTHORITY
Newcastle Borough Council.

COUNCIL TAX BAND

EPC RATING (PDF available online)
Current: 68D Potential: 73C





Shaw's
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Tel: 01782 787840

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 and 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