



**Pennyfields Road**  
**Newchapel, ST7 4PS**

- MATURE SEMI DET HOUSE
- ELEVATED LOCATION
- GOOD SIZED PLOT
- HALLWAY, BAY WINDOW LOUNGE
- DINING ROOM, UPDATED KITCHEN
- GROUND FLOOR SHOWER ROOM
- PLUS FIRST FLOOR BATHROOM
- TWO DOUBLE BEDROOMS & THIRD/OFFICE

**Offers In Excess Of £195,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a mature spacious semi detached house within a good sized elevated plot comprising, entrance porch, hallway, a bay window lounge, dining room with french doors to the rear garden, an updated kitchen, ground floor shower room, two double bedrooms, bedroom 3/office. Externally an elevated driveway, detached garage, a good sized rear garden area. UPVC double glazing & gas central heating are installed. Elevated views to the front. A lovely family home which must be viewed to be appreciated. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav for postcode ST7 4PS , proceed off the roundabout with Mount Road the property can be found on the right hand side as identified by our For Sale Sign.

### ENTRANCE PORCH



#### ENTRANCE HALL

Staircase to the first floor, laminate flooring, staircase to the first floor, radiator.

#### LOUNGE

13'1" x 11' 1" (3.53m x 3.38m) Bay window to the front, radiator. Coving to the ceiling. Arch to:

#### DINING ROOM

11' 1" x 10' 6" (3.38m x 3.2m) With French door to the rear garden, glazed panels to the sides, radiator.

#### KITCHEN

15' 10" x 6' 5" (4.83m x 1.96m) Comprising a range of updated base and wall units, worksurfaces, inset sink, radiator, window to the side and rear, built in oven and hob, glass splash back, integrated fridge freezer, recessed spot lights to the ceiling.



#### GROUND FLOOR SHOWER ROOM

Comprising an enclosed shower cubicle, low level w.c, wash hand basin.

#### BEDROOM ONE

11' 7" x 11' 1" (3.53m x 3.38m) Bay window to the front, elevated views, radiator.

#### BEDROOM TWO

11' 2" x 10' 0" (3.4m x 3.05m) Window to the rear, radiator.



#### BEDROOM THREE

6' 7" x 6' 0" (2.01m x 1.83m) Window to the front, radiator, access to loft.

#### BATHROOM

Comprising a panelled bath, low level w.c, wash hand basin. Window to the rear, splash back tiling, store cupboard with a wall mounted combi gas boiler. Shaver socket.

#### EXTERNALLY

##### FRONT GARDEN

A tired rear garden area, a driveway leads up to the garage.

##### DETACHED GARAGE

16' 0" x 9' 0" (4.88m x 2.74m) With twin opening entrance doors, electric light and power, window to the side, loft area.

##### REAR GARDEN





A patio area, leading to the good sized rear garden 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 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.

#### COUNCIL TAX BAND

#### EPC RATING (PDF available online)

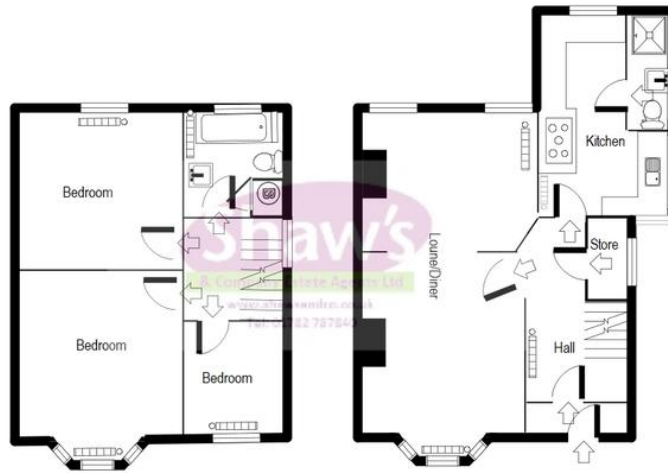
Current: Potential:

#### FIRST FLOOR LANDING

Window to the side, access to the loft.







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