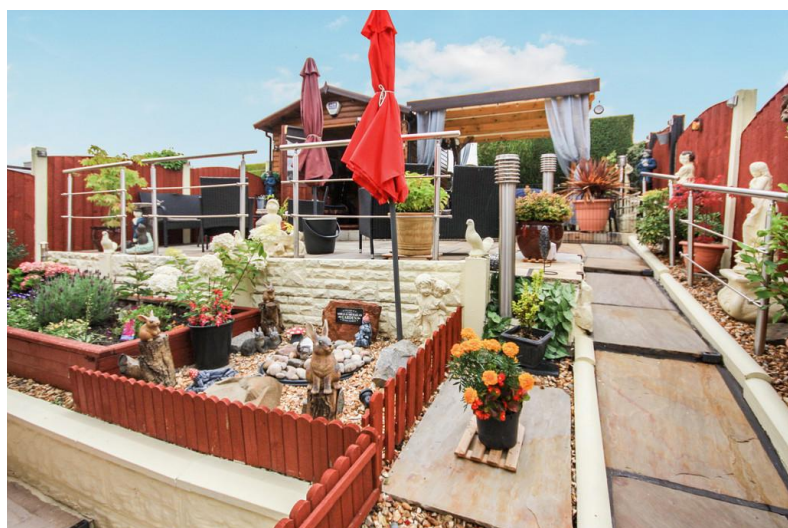


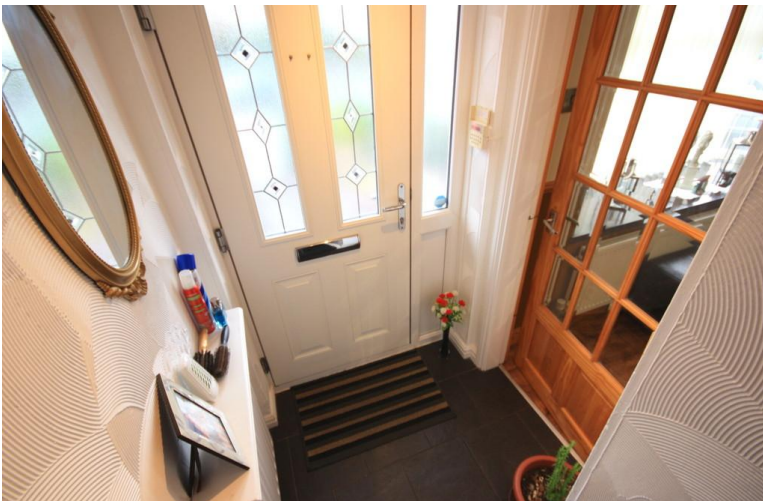


Ian Road
Newchapel, ST7 4PW

- A SEMI DETACHED HOME
- BEAUTIFULLY PRESENTED
- THREE BEDROOMS
- STUNNING LANDSCAPED GARDENS
- TWO RECEPTION ROOMS
- FIELD OUTLOOK TO REAR
- LUXURY SUMMER HOUSE, HOT TUB & CANOPY
- UPVC D/GLAZING & GAS C/HEATING

£189,995





Property Description

INTRO

We are proud to present a wonderful home for sale at the head of a Cul de Sac, beautifully presented throughout and absolutely not one to be missed! With three bedrooms and two reception rooms, this property further comprises an entrance hall, breakfast kitchen, and an upstairs bathroom. With stunning landscaped gardens to the front and rear, this lovely presentation is a rare sight to behold! Field outlook to the rear. A luxury summerhouse, hot tub and canopy are all included in the sale. A tarmac driveway for parking with recently added carport over. UPVC double glazing and gas central heating. A popular location in Newchapel, contact us today to register your interest!

DIRECTIONS

Please use postcode ST7 4PW for Sat Nav/Google Maps. Upon entering Ian Road (From Pennyfields Road) proceed to the end of the road, where the property can be found at the head of the cul de sac on the right hand side.



ACCOMMODATION

ENTRANCE HALL

Front composite entrance door. Radiator. Tiled floor. Alarm panel. Staircase to the first floor. Door to:

LOUNGE 13' 5" x 11' 8" (4.09m x 3.56m)

Window to the front, radiator. Gas fire with feature surround. Heated laminate flooring. Coving to the ceiling, dado rail. Open arch to:

DINING ROOM 14' 10" x 8' 2" (4.52m x 2.49m)

An excellent sized further reception room. Window to the side, radiator. Heating thermostat. Heated laminate flooring. Door to cupboard housing Vaillant gas combi boiler (Serviced July 2022) with the gas/electric meters. Door to:



KITCHEN 14' 4" x 7' (4.37m x 2.13m)

Comprising a lovely fitted suite with two windows to the rear overlooking the beautiful garden, and a UPVC side access door. Base and wall mounted cupboard units with worksurfaces over. Single drainer black sink unit with matching tap. Belling gas oven, hob and electric grill. Splash back tiling. Spotlights to the ceiling. Radiator. Alarm panel. Access to the small loft area for extra storage. Tiled flooring.



FIRST FLOOR LANDING

Window to the side. Useful small storage cupboard with shelving. Access to the loft, via a pull down ladder (which is boarded out).

BEDROOM ONE 11' 10" x 8' 8" (3.61m x 2.64m)

Window to the front, radiator.

BEDROOM TWO 10' 1" x 8' 8" (3.07m x 2.64m)

Window to the rear featuring field views, radiator.

BEDROOM THREE 6' 10" x 5' 11" (2.08m x 1.8m)

Window to the front, radiator.



BATHROOM 5' 11" x 5' 11" (1.8m x 1.8m)

Comprising a panelled bath with overbath shower, low level W.C and wash hand basin. Chrome towel radiator. Opaque window to the rear. Tiled flooring. Extractor fan.

EXTERNALLY



FRONT

A beautifully presented landscaped paved garden, with a tarmac driveway for parking and a well presented carport above. Plum slate section. Enclosed by fencing. A useful storage area to the side of the house via a small door. Through access to the side and rear of the property to:

REAR GARDEN

A stunning rear garden area, beautifully updated and landscaped with steps up to a further section. With lovely features throughout, the property also benefits from including a Summerhouse, a hot tub, and canopy over. Enclosed by fencing. A hedge to the rear creating privacy, and gated access to the rear public footpath which overlooks fields beyond with lovely views.

SUMMERHOUSE 9' 4" 11" (2.84m x 0.28m)

Of timber construction and fully insulated, this lovely summerhouse features windows, power and lights, and is fully alarmed. Currently has a sky connection and electric heater.

ADDITIONAL NOTES

The property benefits from UPVC double glazing windows and doors throughout, with a front composite entrance door. Gas central heating from a Vaillant gas combi boiler, serviced in July 2022. The roof is approx 3 years old. And all windows/doors have been replaced within the past 5 years. The property is fully alarmed. The carport is approx 2 years old. CCTV fitted and included in sale.

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.

LOCAL AUTHORITY

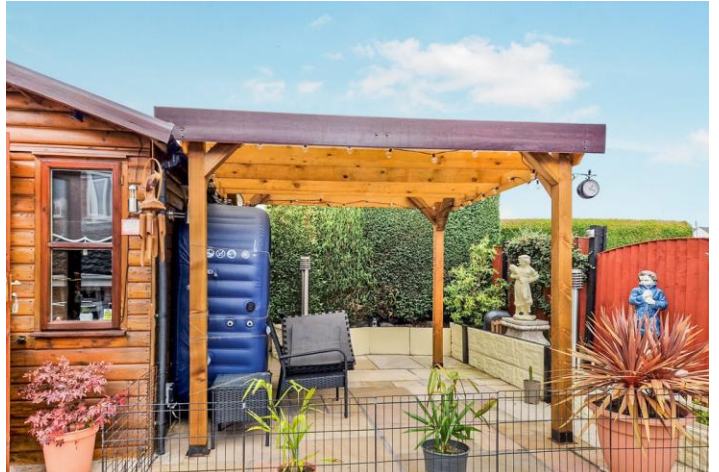
Newcastle Borough Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: 64D Potential: 80C









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