



**Redwing Grove**  
Packmoor, ST7 4GE

- DETACHED RESIDENCE
- GOOD SIZED ACCOMMODATION
- APPROX 116 SQM
- ENTRANCE HALLWAY, CLOAKS/W.C
- LOUNGE, DINING ROOM
- BREAKFAST KITCHEN
- FOUR DOUBLE BEDROOMS
- TWO ENSUITES

**£280,000**







## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a great sized detached residence of approx 116sqm which must be seen to be fully appreciated! Comprising reception entrance hall, cloaks/w.c, good sized lounge, study, breakfast kitchen, dining room with French doors, four double bedrooms, two ensuites. Externally landscaped gardens a double width driveway and a double garage. UPVC double glazing & gas central heating. The property is located within a pleasant cul de sac location with easy access to amenities, walkways and road links to nearby towns via the A500/A527. Viewing essential without further delay.

### DIRECTIONS

Please follow postcode ST7 4GE for Sat Nav/Google Maps. From Blackbird Way, turn right into Redwing Grove. Proceed to the end of the road where the property can be identified by our For Sale sign on the left hand side.

### ACCOMMODATION





#### ENTRANCE HALL

Part glazed entrance door. Laminate wood strip flooring, stairs to the first floor, radiator. Coving to the ceiling.

#### CLOAKS/W.C

Low level W.C, and round bowl sink unit on timber plinth, half tiled walls, chrome heated towel rail, spot lighting to the ceiling.

#### LOUNGE

14' 6" x 12' (4.42m x 3.66m)

Two UPVC double glazed windows to the side, two double panelled radiators, laminate wood strip flooring, beautiful feature cast iron fireplace incorporating an electric fire and ornate carved surround, television point, coved ceiling.



#### DINING ROOM

11' x 9' (3.35m x 2.74m)

UPVC double glazed French door to the side access, double panelled radiator, UPVC double glazed window to the front, laminate wood strip flooring, coved ceiling.

#### STUDY

8' 5" x 6' 2" (2.57m x 1.88m)

UPVC double glazed windows to the front and side, coved ceiling, laminate wood strip flooring, single panelled radiator.



#### KITCHEN

14' x 13' 8" (4.27m x 4.17m)

An excellent sized family kitchen fitted with a contemporary range of wall, drawer and base units incorporating round edge heat resistant working surfaces and a single drainer ceramic sink unit with mixer tap, UPVC double glazed window to the side, plumbing for automatic washing machine, cooker point with extractor fan over, plumbing for American style fridge/freezer, Understairs storage cupboard, part tiled walls.

#### FIRST FLOOR LANDING

Access to all four bedrooms and the family bathroom, UPVC double glazed window to the rear, laminate wood strip flooring, single panelled radiator, built in airing cupboard.



#### BEDROOM ONE

11' 8" x 11' 2" (3.56m x 3.4m)

UPVC double glazed window to the front and side, laminate wood strip flooring, single panelled radiator, built in triple wardrobes.

#### ENSUITE



Double fully tiled shower cubicle, pedestal wash hand basin and low level W.C, chrome heated towel rail, UPVC double glazed window to the side, halogen down lights, extractor fan.

#### BEDROOM TWO

11' 4" x 9' (3.45m x 2.74m)

UPVC double glazed windows to the front and the side, laminate wood strip flooring, single panelled radiator.

#### BEDROOM THREE

9' 8" x 9' (2.95m x 2.74m)

UPVC double glazed window to the side, laminate wood strip flooring, single panelled radiator, television point, built in double wardrobes.



#### ENSUITE TWO

A corner fully tiled shower cubicle, pedestal wash hand basin and low level W.C, UPVC double glazed window to the side, part tiled walls, single panelled radiator, extractor fan.

#### BEDROOM FOUR

10' 5" x 6' 10" (3.18m x 2.08m)

UPVC double glazed window to the side, laminate wood strip flooring, single panelled radiator, built in triple wardrobe.



#### BATHROOM

A three piece suite incorporating a panelled bath with off tap shower, pedestal wash hand basin and low level W.C, half tiled walls, UPVC double glazed window to the front, single panelled radiator, extractor fan, halogen spotlight rail.

#### EXTERNALLY

The property has an excellent sized plot with gardens to the front, side and rear which have been landscaped and laid for low maintenance, The gardens are enclosed by wooden panel fencing, a double driveway at the side provides ample off road parking for several vehicles.



#### DETACHED GARAGE

A double garage with up and over electronically operated door, power and lighting.

#### 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

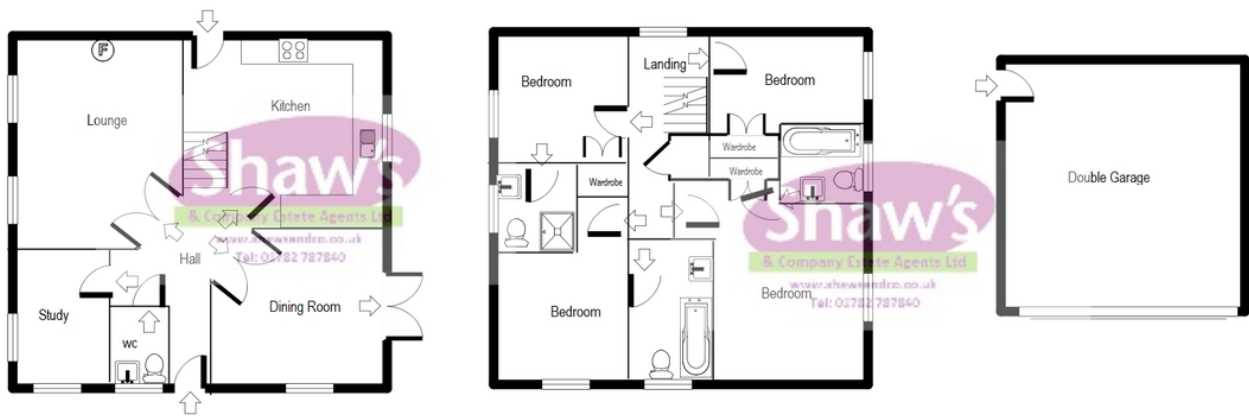
Newcastle Borough Council.

#### COUNCIL TAX BAND D

#### EPC RATING (PDF available online)

Current: 69C Potential: 81B





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