

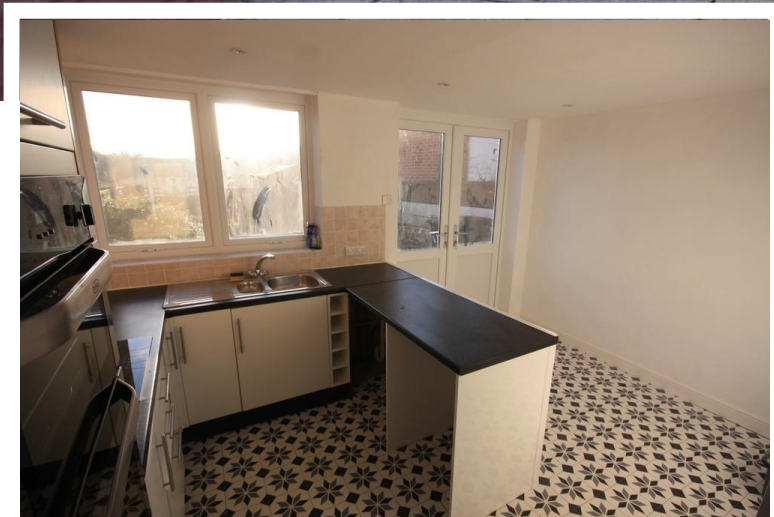


Newtown
Newchapel, ST7 4QA

- SEMI DETACHED HOUSE
- RECENTLY REFURBISHED
- NO CHAIN, NEW GAS CENTRAL HEATING
- WELL REGARDED LOCATION
- PORCH, HALL, LOUNGE
- DINING ROOM, BREAKFAST KITCHEN
- FRENCH DOORS TO THE REAR
- TWO DOUBLE BEDROOMS

£175,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a refurbished semi detached house with no chain, comprising entrance porch, hall, a bay window lounge, dining room, breakfast kitchen upgraded fittings and double oven and with french doors to the rear garden. Two double bedrooms, a first floor updated white bathroom suite. New gas central heating. Externally a driveway and gravel area provides lots of parking, shrub borders, A rear garden with a pleasant view attracting the afternoon sun. New carpets & decor throughout. The property is located within easy access to daily facilities and road links.

ENTRANCE PORCH

A part glazed entrance porch, coir matting, door to;

ENTRANCE HALL

Stair case to the first floor. Radiator.

LOUNGE

11' 10" x 11' 10" (3.61m x 3.61m)



A walk in bay window to the front. A feature fireplace and hearth, coving to the ceiling. Radiator. Door to;

DINING ROOM

13'2 x 9'4

Window to the side elevation. Radiator. Under stairs store housing the newly installed Gas Central Heating Boiler.

Arch to:

BREAKFAST KITCHEN

13' 3" x 9' 1" (4.04m x 2.77m)

An upgraded fitted kitchen, fitted work surfaces, double oven, single drainer sink, spaces for washing machine and fridge space, window to the rear. Spot lights to the ceiling. Radiator.



FIRST FLOOR LANDING

Timber double glazed window to the side. Access to the loft space.

BEDROOM ONE

11' 10" x 11' 10" (3.61m x 3.61m)

Window to the front, fitted wardrobes, recess area with window to the side 4'4 x 3'1. Radiator.

BEDROOM TWO

9' 5" x 8' 4" (2.87m x 2.54m)

Window to the rear, radiator.



BATHROOM

A newly fitted suite with a panelled bath with shower over, low level W.C, wash hand basin, window to the rear.

EXTERNALLY

FRONT GARDEN

With shrub borders, a tarmac driveway and gravel area. A pathway leads alongside the house.

REAR GARDEN

A paved landscaped garden area attracting afternoon sun & a good degree of privacy.



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.

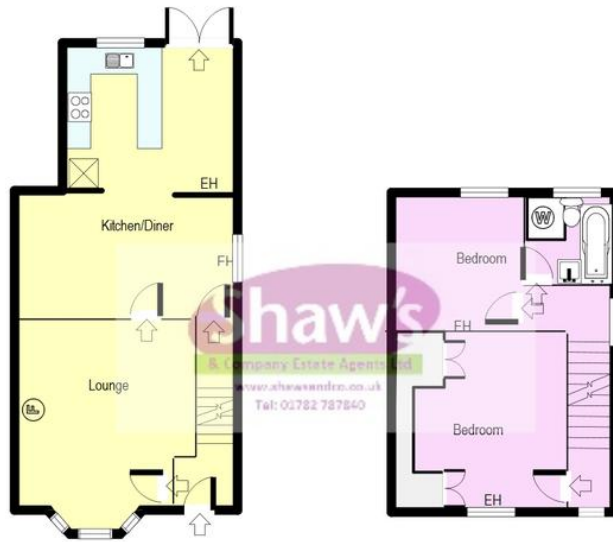
COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: 52E Potential: 77C







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