

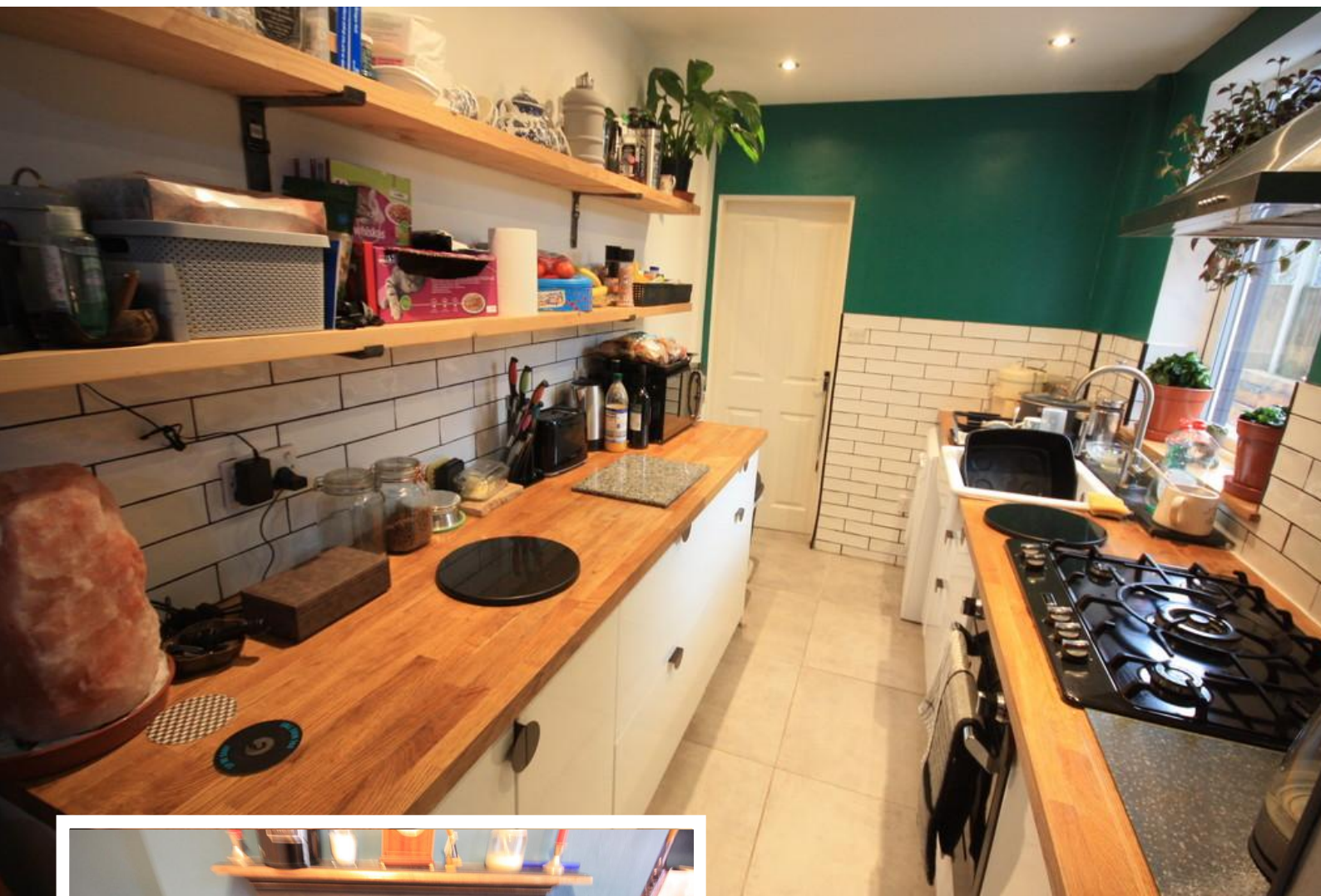


Lawton Street
Rookery, ST7 4RP

- BEAUTIFULLY PRESENTED
- SEMI DETACHED HOUSE
- UPDATED THROUGHOUT
- SEMI RURAL LOCATION
- TWO RECEPTION ROOMS
- UPDATED KITCHEN, CLOAKS/W.C
- MODERN GAS BOILER
- UPVC D/G & GAS C/H

Offers In Excess Of £142,750





Property Description

INTRO

A beautifully presented semi detached house which must be seen to be fully appreciate the lovely specification comprising lounge, dining room with French doors, kitchen with updated fittings, utility area with an updated gas boiler, cloaks/w.c, two double bedrooms, a first floor luxury bathroom with a separate shower. Externally a paved garden area with a pleasant outlook. UPVC double glazing & gas central heating. The property is located within a popular semi rural location with pleasant countryside yet within easy access to daily facilities with road & rail links close by. Viewing is imperative without delay! (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST7 4RP from High Street turn in to Lawton Street and the property can be found on the right hand side.

LOUNGE

11' 10" x 11' 2" (3.61m x 3.4m)



A feature fireplace, tiled floor, radiator, UPVC entrance door, door ro;

DINING ROOM

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

With french doors to the rear garden, radiator. Under stairs store area.

10' 2" x 6' 6" (3.1m x 1.98m)

With range of high gloss units, tiled splash back, solid timber work surfaces with a Belfast sink and mixer tap. Integrated electric oven and gas hob with extractor fan above. Space for dish washer. Ceiling spot lights and Upvc double glazed window to the side. Door to;



UTILITY

5' 3" x 4' 3" (1.6m x 1.3m)

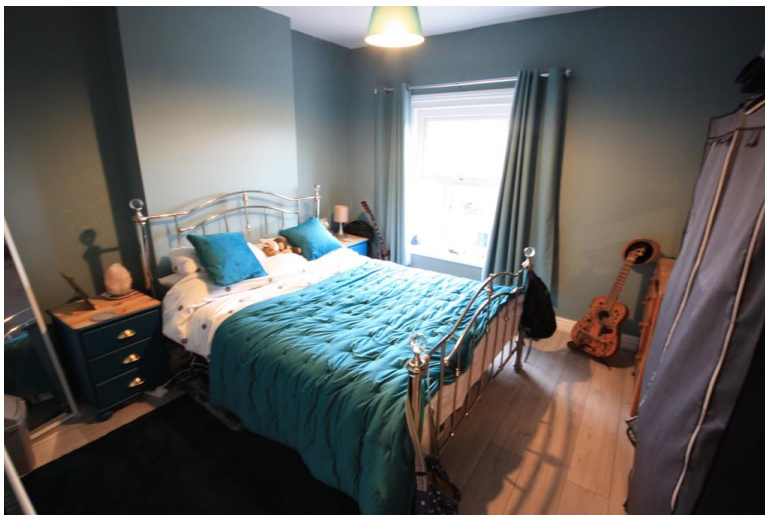
Tilled floor, updated Worcester combi wall mounted gas central heating boiler. Space for washing machine and fridge/freezer. Door to;

CLOAKS/W.C

Comprising a low level W.C, wash hand basin, radiator, extractor fan.

FIRST FLOOR LANDING

Access to the loft. Doors to the bedrooms and bathroom.



BEDROOM ONE

11' 9" x 11' 2" (3.58m x 3.4m)

Window to front, radiator.

BEDROOM TWO

11' 11" x 8' 8" (3.63m x 2.64m)

Window to the rear with a pleasant outlook, radiator, over stairs store area. Laminate flooring.

FIRST FLOOR BATHROOM

An updated luxury white bathroom with a fitted 4 piece suite comprising inset large bath, dual fitted sinks, Large shower, low level w.c. and a towel rail. Obscure Upvc window to the rear.



EXTERNALLY

REAR GARDEN

A garden area with a tiled finish for low maintenance, a timber outbuilding/storage unit included within the 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.

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 .



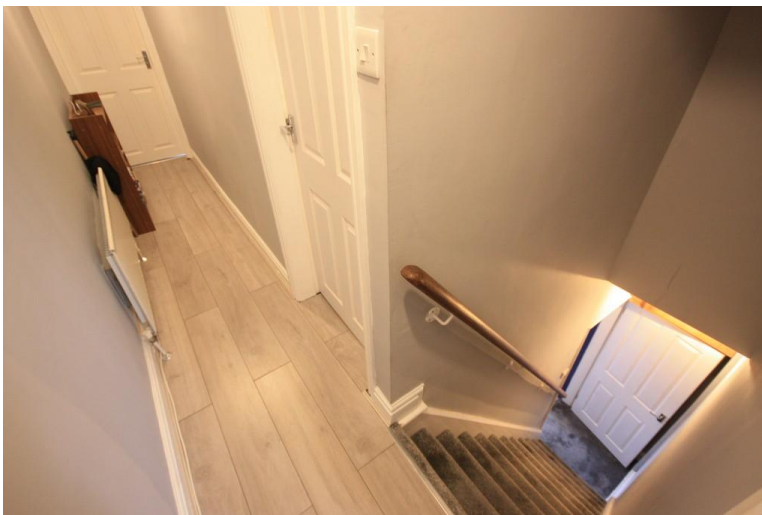
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND A

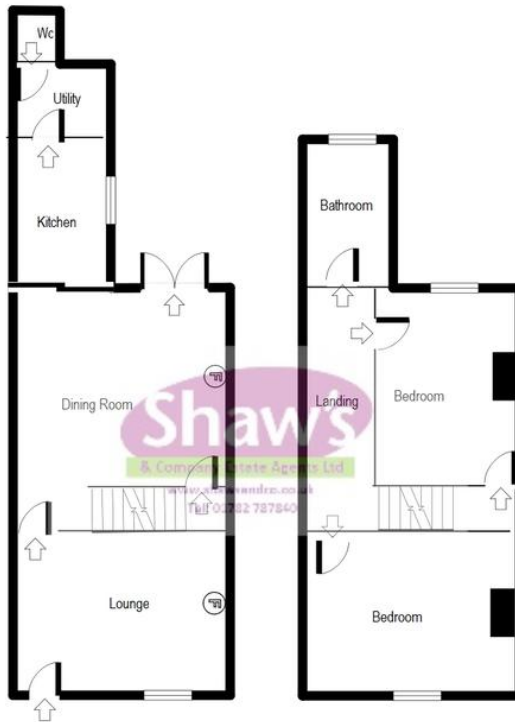
EPC RATING (PDF available online)

Current: Potential:





While every effort has been made to ensure the accuracy of the floor plan, measurements of items, fixtures, fittings, and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the Buyer shall be deemed to accept the floor plan as it is.



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