



**Laurel Drive**  
**Harriseahead, ST7 4LP**

- BEAUTIFULLY UPDATED
- DETACHED BUNGALOW
- STUNNING KITCHEN & SHOWER RM
- LOVELY INTERIOR & GARDEN
- UNDER FLOOR HEATING, UPVC D/G
- FITTED WARDROBES, GARAGE
- WELL REGARDED LOCATION
- SEMI RURAL

**£280,000**





## Property Description

### INTRO

Never rest of your Laurels! A beautifully presented refurbished detached bungalow which must be seen to be fully appreciated comprising a stunning updated well appointed kitchen with appliances, spacious 20' lounge/dining room, three bedrooms, (two have new fitted wardrobes & can fit King Size beds) a newly installed beautiful shower room. Under floor heating to the kitchen & lounge, upvc double glazing, electrical heating. Externally landscaped garden to the rear, a new garage, a block paved frontage. The property is located within a well regarded semi rural location with lots of peace & countryside close by yet within easy access to Kidsgrove, Biddulph towns and rail links close by. Viewing is essential to fully appreciate this lovely opportunity. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav for postcode ST8 4LP turn off Chapel Lane in to Laurel Drive and the property can be found on the left hand side as identified by our For Sale Sign.



#### ENTRANCE HALL

Upvc entrance door with a glazed panel.

#### KITCHEN

10' 2" x 8' 11" (3.1m x 2.72 m)

Comprising an updated fitted kitchen with a comprehensive range of fitted base and wall units. Providing lots of cupboard space, worksurfaces, single drainer sink, integrated electric oven and induction hob. Window to the front, lighting fitted to the plinth and lighting to the tops and wall cupboards, under floor heating.



#### LOUNGE/DINING ROOM

19' 9" x 11' 9" (6.02m x 3.58m)

With a bow window to the front, electrical heater, under floor heating.

#### INNER HALL

#### BEDROOM ONE

11' 10" x 8' 11" (3.61m x 2.72m)

Window to the rear, radiator, fitted wardrobes to one wall, electrical heater. The room can take a King Size bed.

#### BEDROOM TWO

10' 0" x 8' 11" (3.05m x 2.72m)

Window to the rear, radiator, fitted wardrobes to one wall, electrical heater. The room can fit a King Size bed.

#### BEDROOM THREE

9' 0" x 6' 0" (2.74m x 1.83 m)

Window to the side, electrical heater.

#### SHOWER ROOM

Comprising an updated fitted suite with an enclosed shower cubicle, low level w.c, wash hand basin and fitted cabinets window to the side, electrical heater.

#### EXTERNALLY



#### FRONTAGE

A block paved frontage to park vehicles, shrub border, fitted gates provide access to the driveway.

#### REAR GARDEN

A landscaped garden area with paved patio areas. The garden attracts the afternoon sun and has a good degree of privacy.

#### GARAGE

21' 8" x 12' 0" (6.6m x 3.66 m)



A recently built concrete sectional garage up and over door front door, side access door.

#### 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 C

#### EPC RATING (PDF available online)

Current: Potential:







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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