



**Barwood Avenue**  
**Church Lawton, ST7 3EN**

- SEMI DETACHED DORMER BUNGALOW
- WELL IMPROVED THROUGHOUT
- HALL, LOUNGE WITH STOVE
- UPDATED BREAKFAST KITCHEN
- GROUND FLOOR BEDROOM & BATHROOM
- TWO FIRST FLOOR DOUBLE BEDROOMS
- LANDSCAPED GARDENS
- LARGE GARAGE, PLENTY OF PARKING

**£210,000**





## Property Description

### DIRECTIONS

#### ENTRANCE HALL

Staircase to the first floor, radiator. Door to;

#### LOUNGE

15' 4" x 10' 10" (4.67m x 3.3m)

With a large bay window to the front, radiator. A feature fireplace and inset stove providing additional source of heating. Radiator. Door to;

#### BREAKFAST KITCHEN

10' 10" x 8' (3.3m x 2.44m)

Comprising an updated modern kitchen, with an inset sink, integrated dishwasher and fridge freezer, double oven and hob, tiled floor, window to the rear. UPVC part glazed rear access door.

#### GROUND FLOOR BEDROOM

12' 9" x 9' 2" (3.89m x 2.79m)

Window to the rear, fitted wardrobes, radiator.



#### GROND FLOOR BATHROOM

Comprising a panelled bath with an over bath shower attachment, low level W.C, wash hand basin, window to the front, splash back tiling. Chrome towel radiator, tiled floor. A separate W.C with a low level W.C, tiled walls, window to the side.

#### FIRST FLOOR LANDING

Access to the eaves storage.

#### BEDROOM ONE

13' 8" x 11' (4.17m x 3.35m)

Window to the rear, radiator.



#### BEDROOM TWO

13' 9" x 6' 4" (4.19m x 1.93m)

Window to the side, radiator.

#### EXTERNALLY

A landscaped front garden area/extra parking area, the long driveway provides plenty of parking.

#### GARAGE

26' 6" x 10' 1" (8.08m x 3.07m)

A good sized garage with plenty of space, electric light and power, up and over front door.



#### REAR GARDEN

A lovely rear garden landscaped for low maintainence, a paved patio area.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

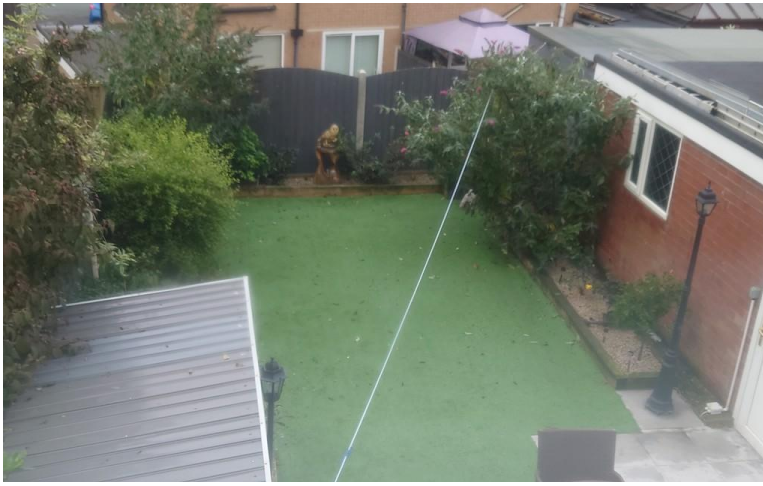
#### FIXTURES AND FITTINGS

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 B

#### EPC RATING (PDF available online)

Current: Potential:







43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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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