

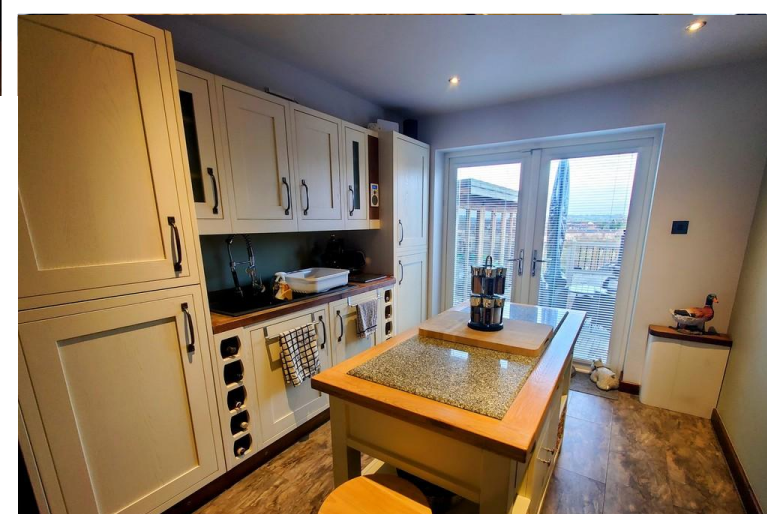


Station Road
Newchapel, ST7 4QS

- BEAUTIFULLY PRESENTED
- HIGH SPECIFICATION THROUGHOUT
- EXTENDED & WELL IMPROVED
- STUNNING PRESENTATION
- SEMI RURAL LOCATION
- PORCH, LOUNGE, EXTENDED KITCHEN/DINING ROOM
- TWO DOUBLE BEDROOMS, LUXURY SHOWER ROOM
- UNDER FLOOR HEATING

£185,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a stunning beautifully presented high specification very pretty appealing cottage which has had a substantial extension & refurbishment which must be viewed to be fully appreciate the attention to detail. Comprising, a good size lounge, a well appointed kitchen with appliances, central island etc & french doors, two double bedrooms, a first floor luxury shower room & useful loft area. Externally a forecourt frontage, a landscaped rear garden are with a far reaching view. Under floor wet heating on both levels, Argon filled glazing, remote control lighting, modern boiler, a C rated EPC. Hilary's blinds throughout, ring alarm system. No chain. A pleasant semi rural location making viewing imperative without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4QS. Turn off the High Street in to Station Road and the property can be found on the left hand side, as identified by our for sale



sign.

ENTRANCE PORCH

5' 1" x 3' 3" (1.55m x 0.99m)

Entered through a composite door. Laminate flooring. Original solid wood cottage door to:

LOUNGE

14' 1" x 12' 9" (4.29m x 3.89m)

Window to the front elevation. Feature fireplace with electric stove. beams to the ceiling, remote controlled recessed spotlights. Laminate flooring. Door to:



KITCHEN/DINER

16' 10" x 8' 5" (5.13m x 2.57m)

A stunning space with wall and base units, composite sink with mixer taps over, solid wood worksurface. built in fridge freezer, washer/dryer and microwave. Built in oven, hob with extractor over. Cupboard housing the Worcester Bosch Boiler. Island with LED feature lighting. French doors lead out to the garden. Staircase to the first floor.

LANDING

Generous store cupboard. Parquet style laminate Doors to:

BEDROOM ONE

13' 1" x 9' 4" (3.99m x 2.84m)

Two windows to the rear elevation. Beam effect to the ceiling. Large built in cupboard, remote controlled recessed spotlights. Parquet style laminate flooring.



BEDROOM TWO

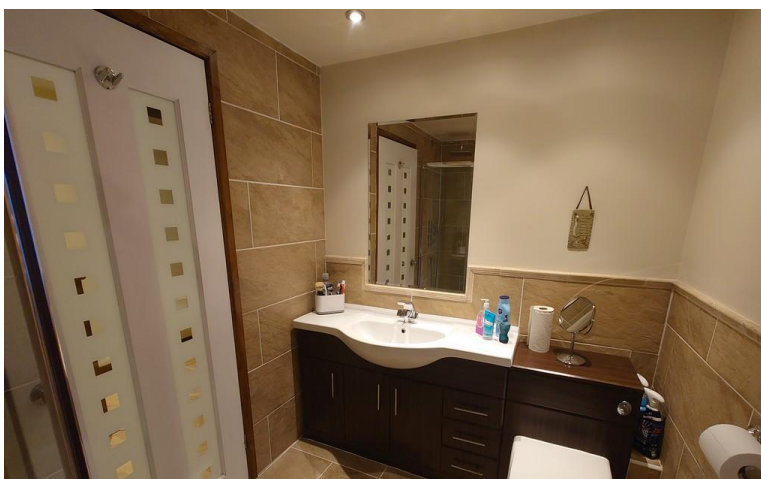
12' 9" x 8' 3" (3.89m x 2.51m)

Window to the front elevation. Fitted wardrobes. Remote control recessed spotlights. Parquet style laminate flooring.

SHOWER ROOM

8' x 6' 2" (2.44m x 1.88m)

Window to the side elevation. Suite comprising: large walk in enclosure with waterfall shower, fitted vanity unit with mounted basins with mixer taps, concealed unit W.C. Recessed spotlights to the ceiling.



LOFT ROOM

12' x 12' max" (3.66m x Na Nm)

Accessed by ladders. Skylights. Fully boarded and insulated, great space suitable for many uses.

EXTERNALLY

FRONT

Behind a brick wall is a forecourt.



REAR

With views over open fields is a low maintenance garden. Electric light and power point. The vendor informs us the boundary of the property finishes approx at the end of the decking.

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 .

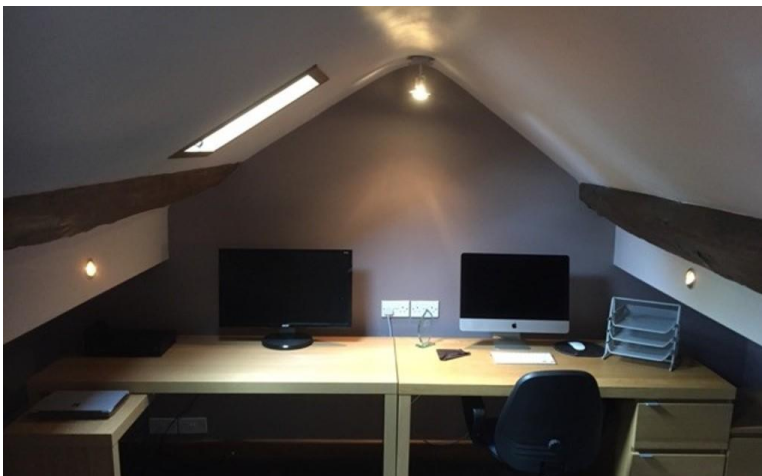
LOCAL AUTHORITY

Stoke On Trent City Council

COUNCIL TAX BAND A

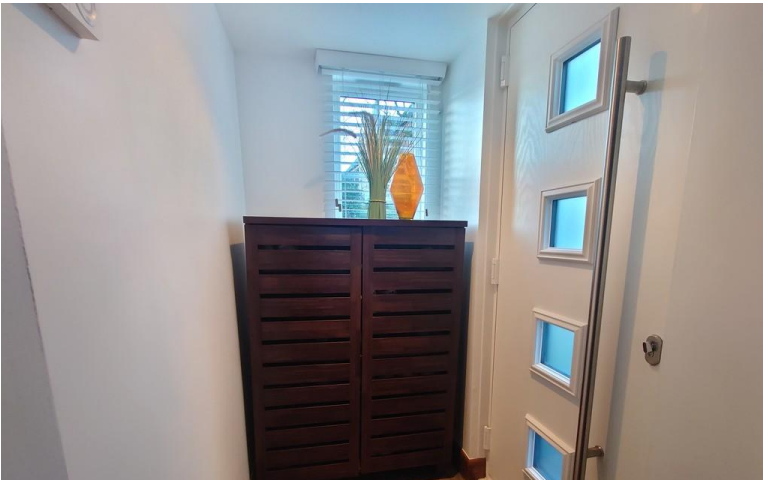
EPC RATING (PDF available online)

Current: 70C Potential: 84B











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 and 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