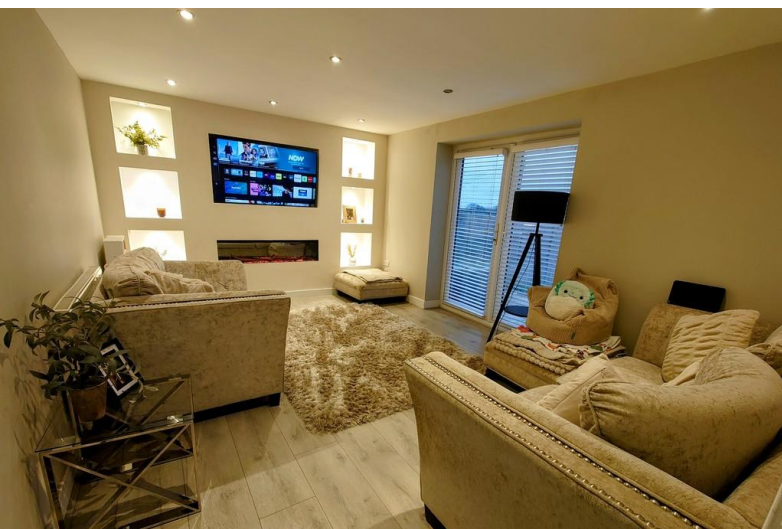




**Newtown**  
**Newchapel, ST7 4QA**

- BEAUTIFULLY PRESENTED
  - DETACHED BUNGALOW
  - SPACIOUS RESIDENCE
  - LOUNGE TO REAR WITH MEDIA WALL WALL
  - SPACIOUS KITCHEN/DINING ROOM
  - THREE BEDROOMS, WHITE BATHROOM
  - PARKING TO THE FRONT
  - REAR GARDEN, UPVC D/G
- £215,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer for sale a beautifully presented detached bungalow which must be seen to be fully appreciated comprising entrance hall, a good sized lounge to rear with a media wall and patio doors to the garden, a spacious kitchen/dining room with updated units, three bedrooms and a family bathroom with a modern white suite and shower. Externally plenty of parking to the front, a rear garden attracting the afternoon sun. UPVC double glazing and gas central heating. The property is within a popular location with access to all amenities and road links to larger towns via road and rail links. Viewing imperative to fully appreciate the property. (draft particulars subject to approval)

### DIRECTIONS

Please follow Sat Nav for postcode ST7 4QA, The property can be identified by our For Sale Sign on the right hand side travelling from Newchapel.



#### RECEPTION HALL

Entered through a composite door with glazed panels. Laminate flooring, radiator, useful store cupboard.

#### LOUNGE

15' 3" x 10' 11" (4.65m x 3.33m)

French doors overlooking the garden, radiator. Media wall for electrical goods with lighting.

#### KITCHEN/BREAKFAST ROOM

12' 4" x 11' 1" (3.76m x 3.38m)

Updated with a range of wall and base units, worksurfaces. Built in oven hob and extractor over. Single drainer sink unit. Defined dining area, radiator, window to the rear elevation. Upvc access door, tiled floor, spot lights to the ceiling, built in dishwasher.



#### BEDROOM ONE

12' 2" x 12' 0" (3.71m x 3.66m)

Window to the front elevation, radiator, useful store cupboard.

#### BEDROOM TWO

10' 9" x 9' (3.28m x 2.74m)

Window to the front elevation. Radiator.



#### BEDROOM THREE

13' 5" x 8' 11" (4.09m x 2.72m)

Window to the side elevation. Radiator.

#### BATHROOM

9' 11" x 7' 7" (3.02m x 2.31m)

Window to the side elevation. Suite comprising: panelled bath, low level W.C, wash hand basin, enclosed shower cubicle. Tiled walls, recessed spotlights to the ceiling. Chrome towel rail. Cupboard housing the Capri 24C combi boiler.

#### EXTERNALLY

##### FRONT

Walled front. Gravel driveway provides off road parking. A paved pathway leads alongside the property.

##### REAR GARDEN

Attracting the afternoon sun and having pleasant views. Patio area leading to a lawned garden.

##### 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 .



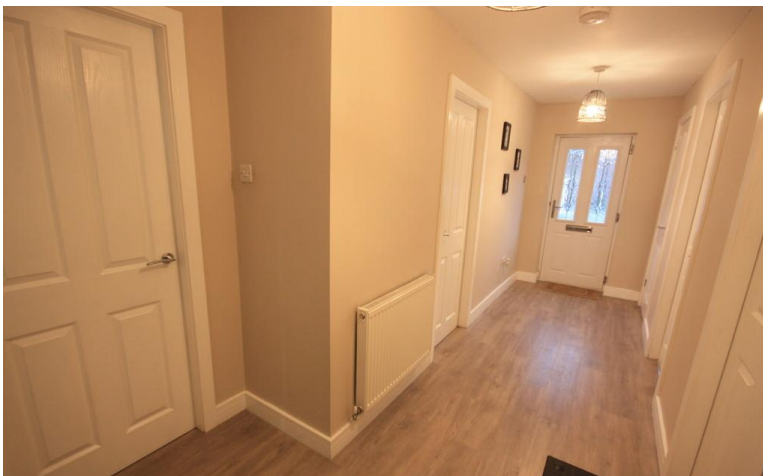
#### LOCAL AUTHORITY

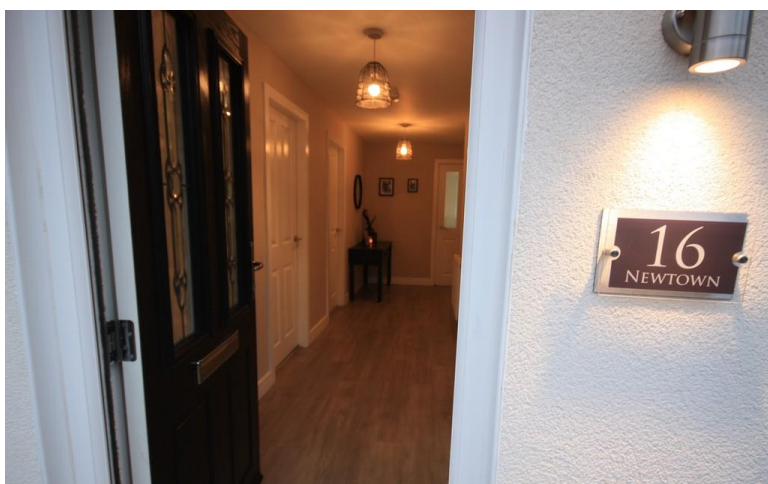
Newcastle Borough Council.

#### COUNCIL TAX BAND C

#### EPC RATING (PDF available online)

Current: Potential:







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

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[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
01782787840

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