



**Church Street
Rookery, ST7 4RS**

- BEAUTIFULLY PRESENTED
- SEMI DETACHED RESIDENCE
- SEMI RURAL LOCATION
- SPACIOUS & LIGHT THROUGHOUT
- IDEAL FIRST TIME BUY
- TWO BEDROOMS, BATHROOM
- UPVC D/G, GAS C/H, LOG STOVE
- POPULAR & CONVENIENT LOCATION

£149,995





Property Description

INTRO

A stunning semi detached house which must be viewed to be fully appreciated comprising a beautiful large lounge/dining room, a well appointed white fitted kitchen with integrated oven, hob, microwave, plenty of natural light with the additional velux window, a ground floor bathroom with over shower. Two first floor spacious double bedrooms. Externally a forecourt garden, an enclosed patio garden to the rear. UPVC double glazing & combi gas central heating. A log stove is fitted in the lounge. The property has lovely light decor throughout spacious rooms. The property is located within the semi rural village of Rookery close to Mow Cop yet with all facilities close by via road and rail links to larger towns. Viewing imperative without delay. (draft details subject to approval)

DIRECTIONS

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



sign.

LOUNGE/DINER

25' 8" x 13' 1" reducing to 10'1" (7.82m x 3.99m)

Windows to the front and rear elevations. Spacious room with chimney breast housing a log stove, oak block flooring, under stairs store, two radiators. Stairs to the first floor.

KITCHEN

10' 8" x 6' 11" (3.25m x 2.11m)

Window to the side elevation, velux window to the roof, flooding the space with natural light. A range of wall and base units, single drainer sink, worksurface. Built in appliances, oven, hob with extractor over and a microwave. Space for washing machine. Concealed Eco main combi gas central heating boiler. Splash back tiling.



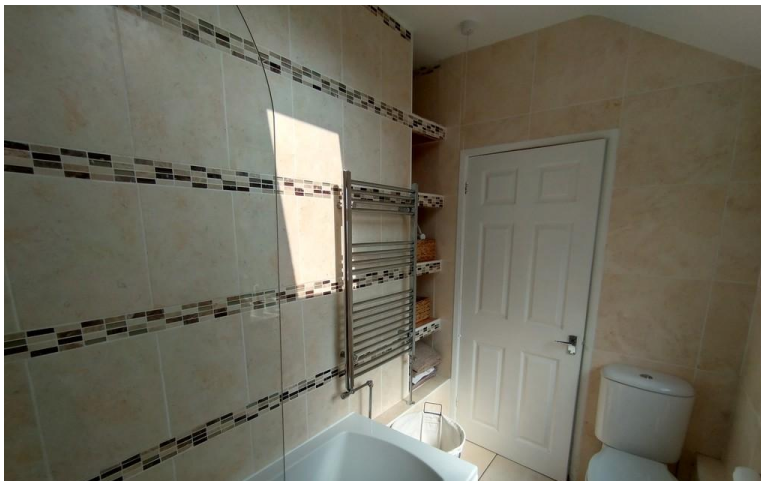
GROUND FLOOR BATHROOM

8' 5" x 5' (2.57m x 1.52m)

Window to the side elevation, velux window to the roof. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Fully tiled walls.

FIRST FLOOR LANDING

Doors to:



BEDROOM ONE

13' x 12' 2" (3.96m x 3.71m)

Window to the front elevation. Large room with coving to the ceiling, double radiator.

BEDROOM TWO

13' x 10' 2" (3.96m x 3.1m)

Window to the rear elevation. Fitted wardrobes. recessed spotlights and pelmet. Overstairs store area. Radiator.

EXTERNALLY

FRONT

Forecourt garden area.

REAR

Attracting the afternoon sun and fully enclosed is a paved patio.

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.

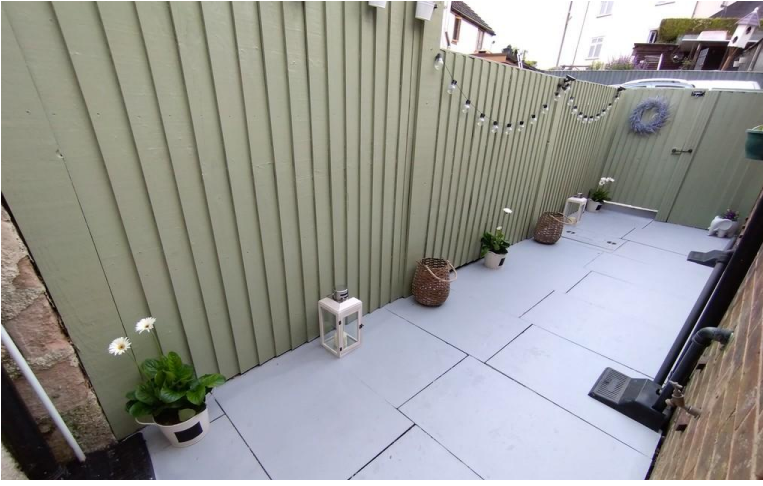


COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential:





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 and 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.
 Made with Your Builder







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

www.shawsandco.co.uk
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