



Willowcroft Way
Harriseahead, ST7 4YZ

- BEAUTIFULLY PRESENTED
- DETACHED RESIDENCE
- WITHIN GOOD SIZED GARDEN PLOT
- PLENTY OF PARKING & GARAGE
- HALL, LOUNGE/DINING ROOM
- BREAKFAST KITCHEN
- THREE BEDROOMS, ENSUITE & BATHROOM
- UPVC D/GLAZING & GAS C/HEATING

£299,950





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented detached house within a good sized plot, well appointed layout and specification, comprising entrance hall, a full width lounge/dining room to the rear over looking the garden, a good sized kitchen/dining room, three good sized bedrooms, an updated stunning family bathroom, large ensuite shower room. Externally a good sized frontage provides lots of parking spaces, leading to the brick detached garage and landscaped gardens with plenty of privacy, the rear garden attracts the afternoon sun. The property is within a pleasant cul de sac location close to open countryside and plenty of amenities. Viewing essential without further delay.

DIRECTIONS

Please follow Sat Nav for post code ST7 4YZ, proceed along the road and turn left in to the Cul De Sac and the property can be found at the top of the road as identified by our For Sale Sign.



ENTRANCE HALL

A UPVC external door with a glazed panel providing access to the entrance hall. Staircase to the first floor with oak timber hand rail. Karndean flooring. Doors to the lounge and kitchen/dining room.

LOUNGE/DINING ROOM

18' 9" x 11' 4" (5.72m x 3.45m)

Upvc windows to the rear. Upvc French door leading to the rear garden, window to the side. A feature fireplace and inset electric fire, coving to the ceiling, double radiator. A spacious lovely lounge.



KITCHEN/DINING ROOM

18' 9" x 8' 9" (5.72m x 2.67m)

Fitted with a range of comprehensive and attractive wall units with under lighting, base units, worksurfaces. Incorporating a single drainer one and a half bowl sink with mixer tap. Built in extractor with light, four ring gas hob and fan assisted electric oven. Space and plumbing for washing machine, free standing fridge, Karndean flooring, two radiators, wall mounted gas boiler. Understairs storage cupboard with light. Double glazed window overlooking the front with a far reaching view and a bay window to the front. Defined dining area.



FIRST FLOOR LANDING

Window to the side, radiator. Airing cupboard housing hot water cylinder, coving to the ceiling.

MASTER BEDROOM

11' 0" x 9' 2" (3.35m x 2.79m)

Double glazed window to the front with a pleasant far reaching view, radiator, coving to ceiling. Door to:

ENSUITE

7' 7" x 6' 0" (2.31m x 1.83m)

A matching three piece suite comprising a low level w.c, pedestal wash hand basin, shower cubicle with electric shower, single paneled radiator. Dual aspect with opaque double glazed windows to the front and side elevations.



BEDROOM TWO

10' 0" x 8' 3" (3.05m x 2.51m)

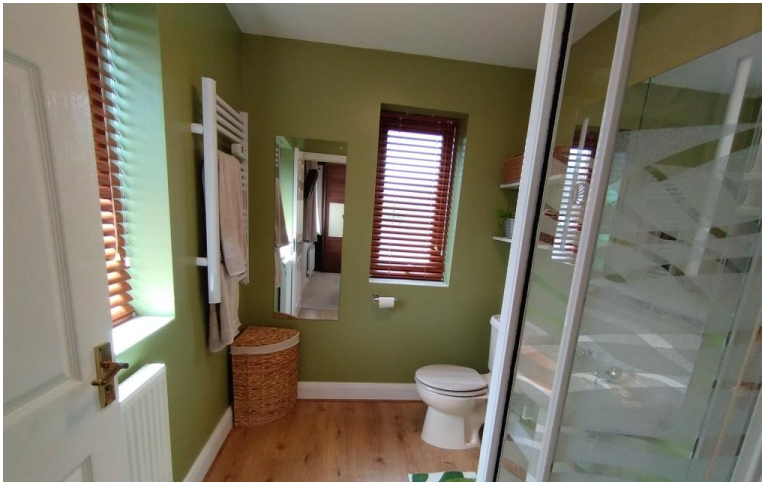
Double glazed window to the rear, radiator.

BEDROOM THREE

9' 3" x 8' 8" (2.82m x 2.64m)

A comprehensive range of base and wall units. Dual aspect with double glazed windows to the side and front, radiator, access to the loft space.

FAMILY BATHROOM



7' 5" x 6' 5" (2.26m x 1.96 m)

An updated white matching three piece suite comprising a paneled bath, electric shower over. Pedestal wash hand basin, vanity cabinets and low level w.c, chrome towel radiator, splash back tiling to the walls. Opaque double glazed window to the side.

EXTERNALLY

FRONTAGE

The property is approached by a long and wide driveway providing parking for multiple vehicles., which leads to a detached garage, a garden which is laid mainly to lawn, tap.

SIDE

To the sides of the property there are composite metal gates and pathways providing rear access.

REAR

A landscaped rear garden area with a wide paved patio area with loose shale to the side, laid to lawn garden and garden shed with electric supply, security light, tap. Steps lead to a patio area with shrub border. Garden lighting. The garden attracts the afternoon sun and has a great degree of privacy. Cold water tap.



DETACHED GARAGE

21' 4" x 10' 5" (6.5m x 3.18m)

Two Opaque double glazed windows to the side. light and power. Up and over door, side access door, boarded loft area with light excellent storage.

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.

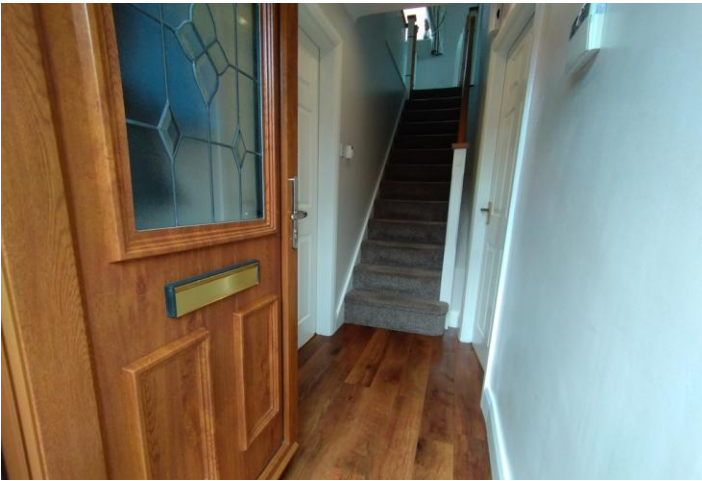


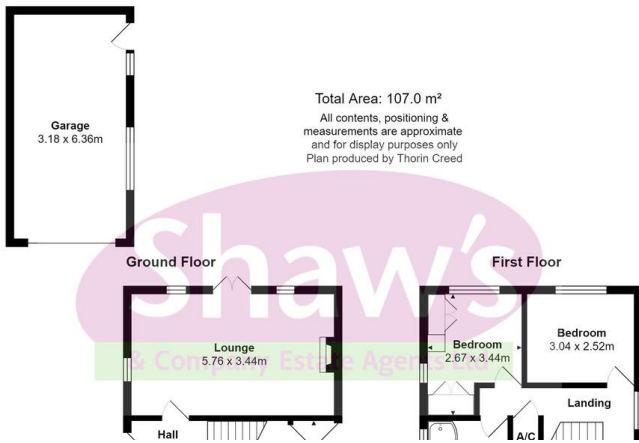
COUNCIL TAX BAND C

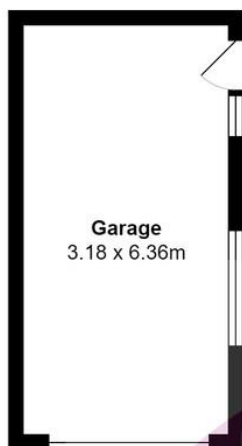
EPC RATING (PDF available online)

Current: Potential:





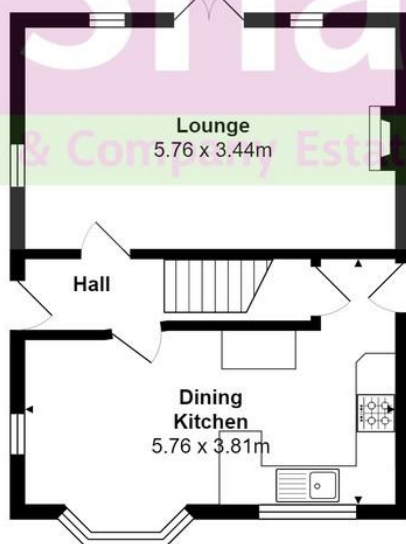




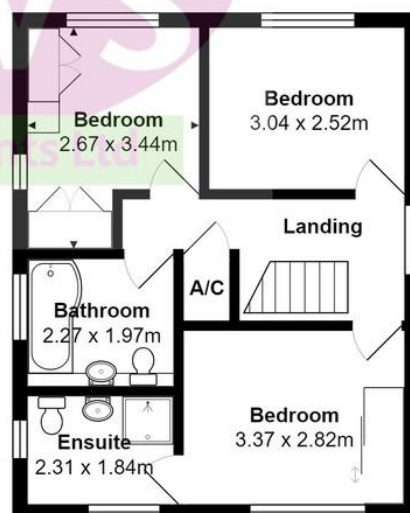
Total Area: 107.0 m²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

Ground Floor



First Floor



43 Liverpool Road
Kidsgrove
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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 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