



## The Views

Newchapel, ST7 4PY

- OPEN VIEWS & COUNTRYSIDE
- A TWO BEDROOM TERRACED BUNGALOW
- BEAUTIFULLY PRESENTED
- PORCH, KITCHEN
- SPACIOUS LOUNGE/DINING ROOM
- PATIO DOORS TO REAR
- WITH GARDEN OUTBUILDING/SUMMERHOUSE
- UPVC D/GLAZING & GAS C/HEATING

**£170,000**







## Property Description

### INTRO

The Views !!! Located within a semi rural location adjacent to open farm land a well presented bungalow which must be seen to fully appreciate the property, location and open views, which also has a landscaped pleasant garden opposite and a well improved spacious summer house/garden outbuilding suitable for hobbies interests etc. The bungalow comprises, porch, kitchen, a master bedroom with views over open fields, a good sized lounge/dining room with patio doors enjoying a far reaching view over fields and The Cloud & Biddulph Moor. UPVC double glazing & gas central heating. The property is located tucked away just off the High Street Newchapel yet within easy access to road, rail, bus links to Hanley & other areas a short walk away, local shops & public houses. UPVC double glazing & gas central heating. A "C" rated EPC. Viewing essential.





#### DIRECTIONS

Please follow Sat Nav for postcode ST7 4PY proceed along Pennyfields Road and right into High Street, just after the hair dressers turn left in to the side road sign posted High Street leading to the views. Turn right and the property can be found on the left hand side.

#### ENTRANCE PORCH

Composite entrance door , window to the front, gas central heating boiler, door to:

#### KITCHEN

11' 7" x 7' 5" (3.53m x 2.26m)

Comprising fitted base and wall units, worksurfaces, single drainer sink, built in oven and hob, window to the front.

#### LOUNGE/DINING ROOM

18' 3" x 11' 6" (5.56m x 3.51m)

With glazed patio doors to the front providing a far reaching open views are farmland and beyond, two radiators. Wall lights.



#### BEDROOM ONE

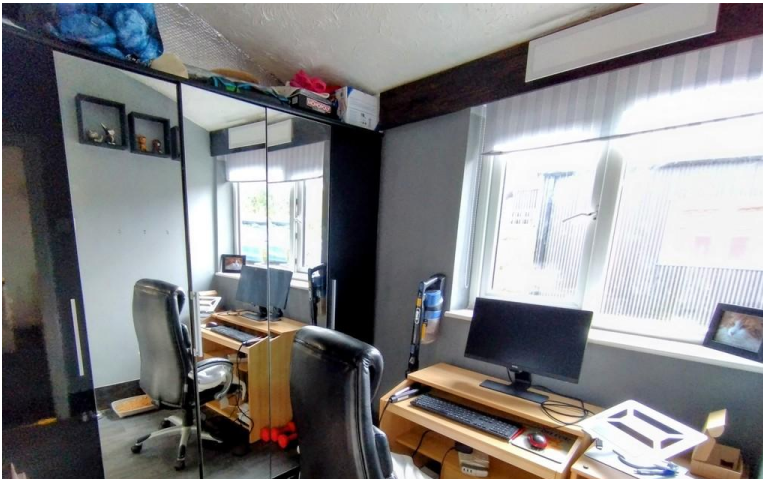
12' 4" x 7' 9" (3.76m x 2.36m)

Window to the rear with open views, radiator.

#### BEDROOM TWO

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

Window to the front, radiator.



#### BATHROOM

Comprising a panelled bath, low level bath, wash hand basin, tiled floor, over bath shower. Radiator.

#### EXTERNALLY

A decking area to the rear with views over farm land to the rear and beyond to the Moorlands and The Cloud above Congleton.

#### GARDEN OUT BUILDING

15' 6" x 16' 0" (4.72m x 4.88m)

A very useful brick built building ideal for hobbies and interests, electric light and power side access French doors. Windows to the front and rear. A kitchen area with fitted base and wall units.



#### GARDEN

A parking area for vehicles and a paved patio area leading to the landscaped garden, laid to lawn area provides outside space.





#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)

#### 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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

#### 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](http://Rightmove.co.uk) and [Zoopla.co.uk](http://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: 69C Potential: 88B

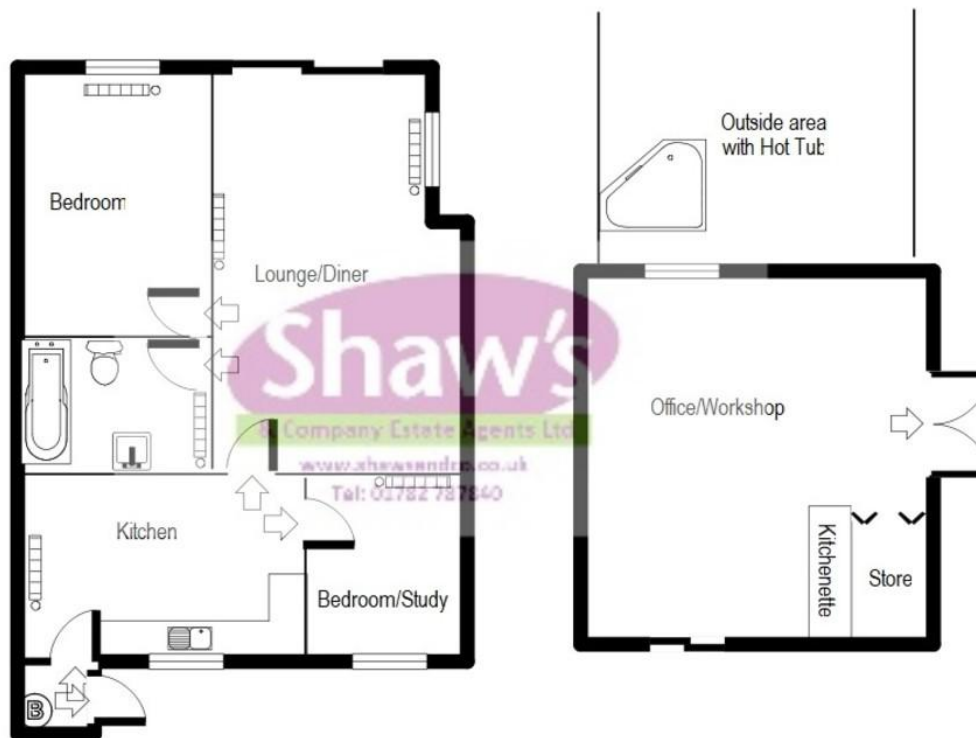












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.

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 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