



Tawney Close
Whitehill, ST7 4EN

- BEAUTIFULLY PRESENTED
- SPACIOUS SEMI DET RESIDENCE
- 4 BEDROOMS, TWO SHOWER ROOMS
- LOUNGE, SITTING ROOM, KITCHEN/DINER
- EXTENDED TO SIDE AND REAR
- LANDSCAPED GARDENS
- UPVC D/G, GAS C/H
- POPULAR & CONVENIENT LOCATION

£225,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale beautifully presented spacious extended semi detached house which must be seen to be appreciated. This family home comprises entrance hall, lounge, a breakfast kitchen, rear hall, ground floor bedroom, shower room, utility room, second sitting room, a ground floor bedroom 2 Two first floor bedrooms, a shower room. Externally landscaped low maintenance gardens, plenty of parking spaces. UPVC double glazing & gas central heating. Leased Solar panels. A - B rated EPC. A cul de sac location yet with easy access to all facilities, road & rail links, Birchenwood Country Park. Viewing imperative. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4EN. Proceed towards Whitehill along Whiteridge Road, turn right in to Hayhead Close and left in to Tawney Close. Follow the road and the property can be found at the head of the cul de sac, as identified by our for sale sign.



ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor, tiled floor, radiator.

LOUNGE

15'1 x 11'3

Window to the front elevation. Hearth, coving to the ceiling, radiator.

KITCHEN/BREAKFAST ROOM

14' 7" x 8' 10" (4.44m x 2.69m)

Window to the rear elevation. An updated kitchen comprising: wall and base units, single drainer sink unit, worksurface. Built in oven and hob with extractor over. Understairs store cupboard, tiled floor, spotlights to the ceiling, radiator.



INNER HALL

Tiled floor. Doors to:

SITTING ROOM

14' x 8' 7" (4.27m x 2.62m)

Twin windows to the rear elevation.

GROUND FLOOR BEDROOM

15' 5" x 7' (4.7m x 2.13m)

Window to the front elevation, wall lights, radiator.



GROUND FLOOR SHOWER ROOM

Suite comprising: enclosed shower, low level W.C, wash hand basin. Splash back tiling to the walls, spot lights to the ceiling.

UTILITY ROOM

8' 5" x 7' (2.57m x 2.13m)

Window to the rear elevation. Base units with circular stainless steel sink, worksurface. Tiled floor, rear access door, radiator.



FIRST FLOOR LANDING

Window to the side elevation, access to the loft. Doors to:

BEDROOM ONE

14' 7" x 14' 2" (4.44m x 4.32m)

Two windows to the front elevation. An L shaped room with potential to split to create an extra room. Boiler cupboard housing the Isar HE30 gas boiler. Two radiators.

BEDROOM TWO

10' 2" x 8' 1" (3.1m x 2.46m)

Window to the rear elevation with far reaching views. Radiator.



SHOWER ROOM

Suite comprising: enclosed double shower cubicle, low level W.C, wash hand basin. Splash back tiling to the walls, tiled floor. Radiator.

EXTERNALLY

FRONT

A driveway provides ample parking. Gravel shrub garden with a further useful area at the side of the property.

REAR

Attracting the afternoon sun and with a good degree of privacy. Enclosed garden with gravel borders and a patio. A garden she with electrics is included in the sale.

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

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 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 B

EPC RATING (PDF available online)

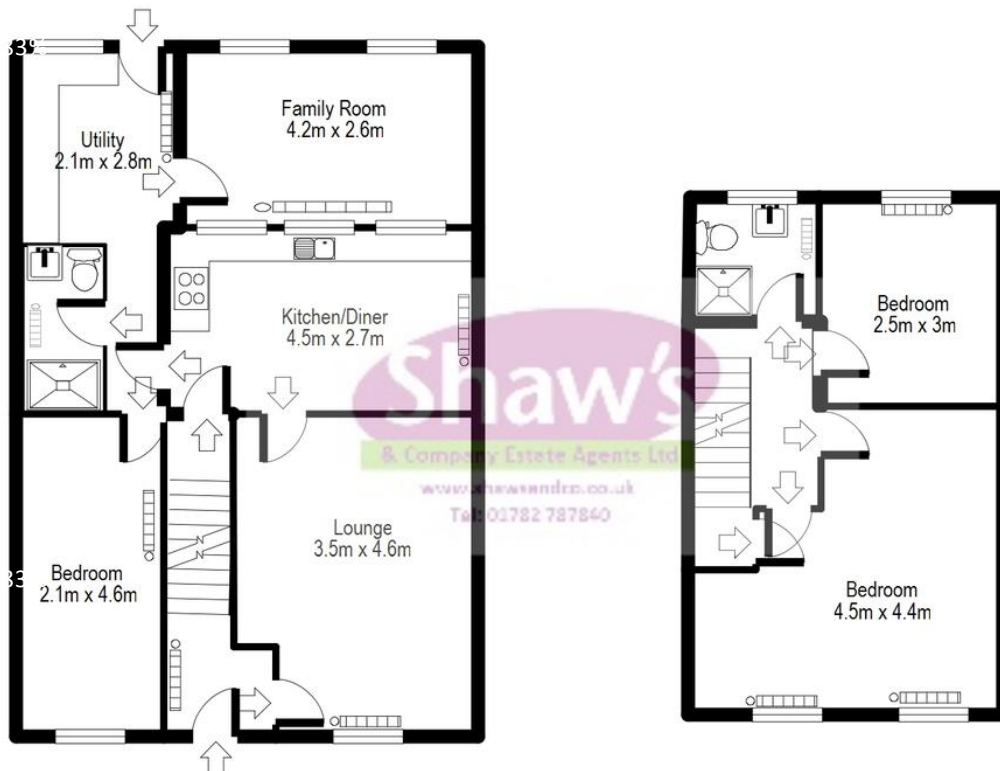
Current: Potential:





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 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