

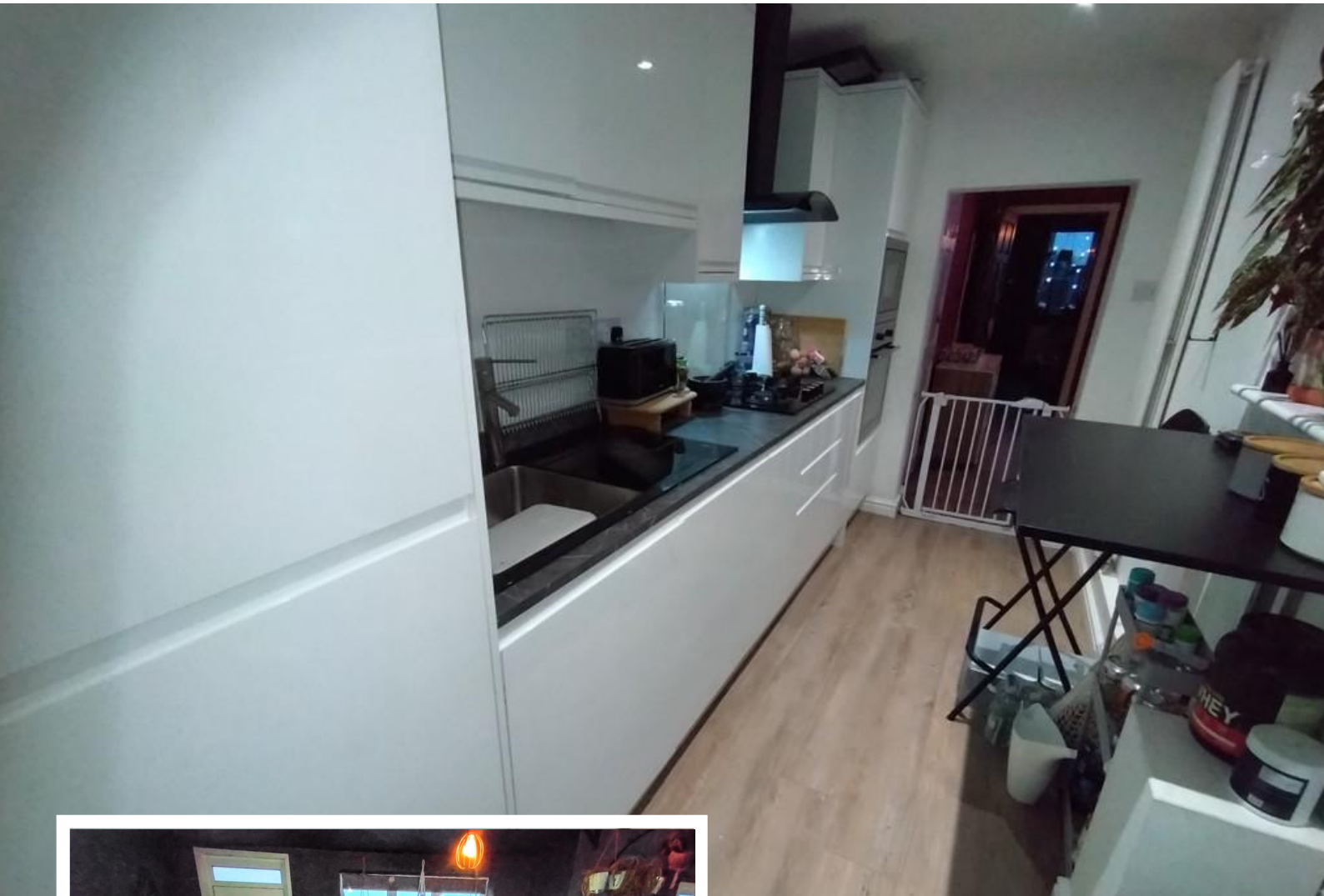


High Street
Harriseahead, ST7 4JS

- BEAUTIFULLY PRESENTED
- IMPROVED TOWN HOUSE/COTTAGE
- LOUNGE, DINING ROOM
- UPDATED KITCHEN INC APPLIANCES
- TWO BEDROOMS, BATHROOM
- UPVC D/G, GCH
- LANDSCAPED GARDEN
- CONVENIENT LOCATION

£125,000





Property Description

INTRO

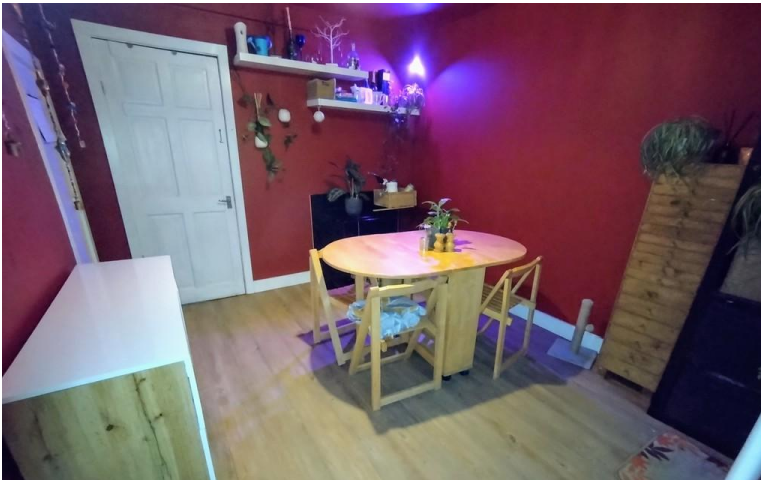
Shaw's and Co are delighted to offer for sale a beautifully presented and improved town house/cottage which must be viewed to be fully appreciated comprising, lounge, a dining room with french doors to the landscaped garden, an updated kitchen inc integrated appliances, two double bedrooms. Externally a forecourt to the front, a good size landscaped rear garden area. UPVC double glazing & gas central heating. The property is located within a semi rural location, yet with all facilities not too far away, along with excellent road and rail links. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nan with postcode ST7 4JS. Proceed from Newchapel. On entering High Street the property can be found on the left hand side, as identified by our for sale sign.

LOUNGE

12' 7" x 11' 2" (3.84m x 3.4m)



Entered through a UPVC door. Window to the front elevation, radiator, door to:

DINING ROOM

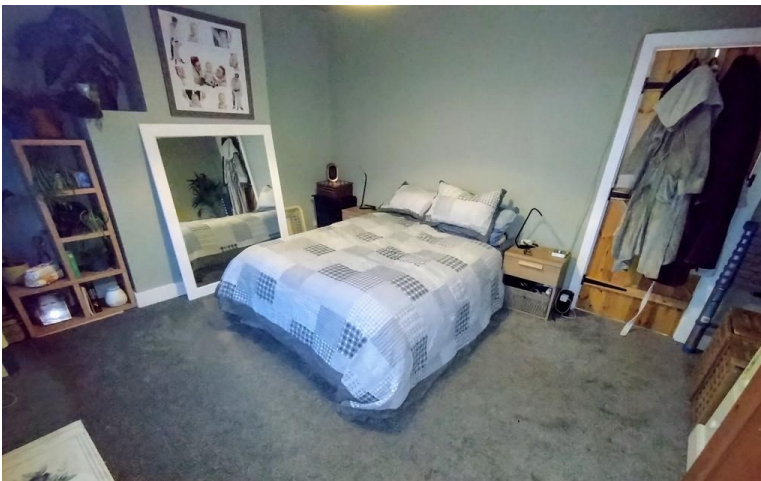
11' 3" x 9' 9" (3.43m x 2.97m)

French doors to the rear elevation. Laminate flooring, vertical radiator, staircase to the first floor.

KITCHEN

12' 4" x 6' (3.76m x 1.83m)

Window to the side elevation. Comprising updated range of wall and base units, single drainer sink, work surface. Integrated fridge freezer, oven, hob with extractor over, microwave. Down lights to the ceiling, vertical radiator.



BATHROOM

Window to the side elevation. White suite comprising: panelled bath, low level W.C, wash hand basin. Chrome towel radiator.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

14' 3" x 11' 4" (4.34m x 3.45m)

Window to the front elevation. Radiator.



BEDROOM TWO

11' 3" x 9' 8" (3.43m x 2.95m)

Window to the rear elevation. Overstairs store area, radiator.

EXTERNALLY

FRONT

A forecourt garden area. A covered entry leads to the rear garden, the neighbouring property also has a right of way leading to their garden.

REAR

An enclosed landscaped garden of a generous size. Steps lead to a lawned area.



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 A

EPC RATING (PDF available online)

Current: Potential:









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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