

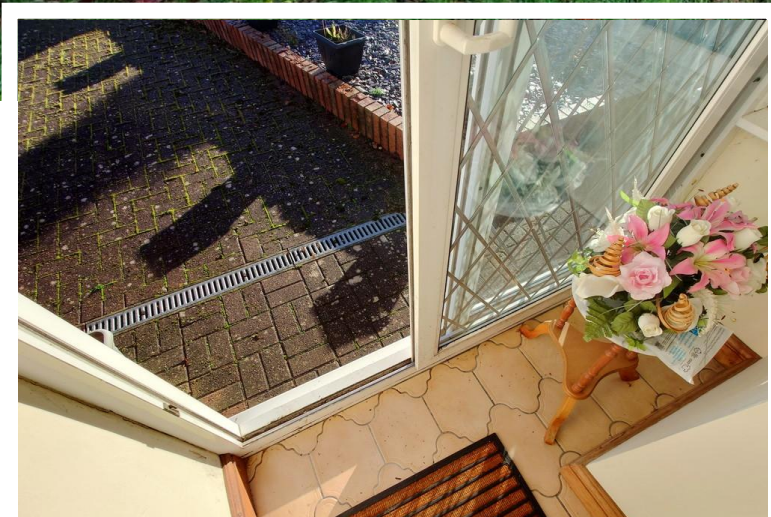


Kinnersley Avenue
Clough Hall, ST7 1AP

- A SOUGHT AFTER LOCATION
- DETACHED BUNGALOW IN CLOUGH HALL
- SPACIOUS ACCOMMODATION
- NO CHAIN, TWO BEDROOMS
- LONG HALL, BATHROOM
- SPACIOUS LOUNGE & KITCHEN
- UPVC D/G & GAS C/HEATING
- STUNNING GARDEN TO THE REAR

£225,000





Property Description

INTRO

Set your sights on the popular Clough Hall! With NO CHAIN - This detached bungalow offers reams of potential, with a nice spacious accommodation within. Entrance porch and hall, two bedrooms, spacious lounge and kitchen and bathroom. A good sized driveway, detached garage, and beautiful laid to lawn private gardens to the rear. UPVC double glazing and gas central heating from a Baxi boiler. A highly sought after location, viewing essential, by appointment only.

DIRECTIONS

Please use postcode ST7 1AP for Sat Nav/Google Maps. Upon entering Kinnersley Avenue, the property can be found on the right hand side as identified by our For Sale sign.

ACCOMMODATION



ENTRANCE PORCH

With sliding doors to the hallway. Tiled floor.

ENTRANCE HALL

16' 6" x 3' 6" (5.03m x 1.07m)

Timber front door. Covings to the ceiling. Radiator. A nice spacious hallway, with access to all rooms.

BEDROOM ONE

13' 11" x 11' 11" (4.24m x 3.63m)

Bow window to the front, radiator. Fitted wardrobes. Covings to the ceiling.



BEDROOM TWO

9' 11" x 9' 5" (3.02m x 2.87m)

Window to the front, radiator. Covings to the ceiling.

BATHROOM

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

A panelled bath and separate enclosed shower cubicle with mains pressured shower. Low level W.C and wash hand basin. Spotlights to the ceiling. Tiled floors and tiled walls. Radiator. Frosted window to the side. Potential to update and improve.

LOUNGE

14' 8" x 13' 8" (4.47m x 4.17m)

A spacious reception room with double French doors, windows and side panels to the rear garden with pleasant outlook. Radiator. Gas fire and surround.



KITCHEN

14' 1" x 12' 1" (4.29m x 3.68m)

A spacious room with lovely potential to make a good sized kitchen/dining room. Baxi gas combi boiler. Base and wall mounted cupboard units with worksurfaces. Single drainer sink unit. Space for fridge, freezer and space/plumbing for washing machine. Electric oven/grill and induction hob. Radiator. UPVC door to the rear, and windows to the rear and side. Tiled floor.



EXTERNALLY

FRONTAGE

A block paved driveway with space for parking. Enclosed with brick wall to the front and fencing to the sides. Landscaped front garden area, with gravelled slate area, and tall standing feature lamp light. External wall light.

GARAGE

Up and over door.



REAR GARDEN

A beautifully presented and private rear garden, with paved patio area and a good sized laid to lawn garden. Enclosed with fencing. Lovely woodland outlook to the rear, not overlooked.

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 C

EPC RATING (PDF available online)
Current: 55D Potential: 72C











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.

Made with Visual Builder

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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