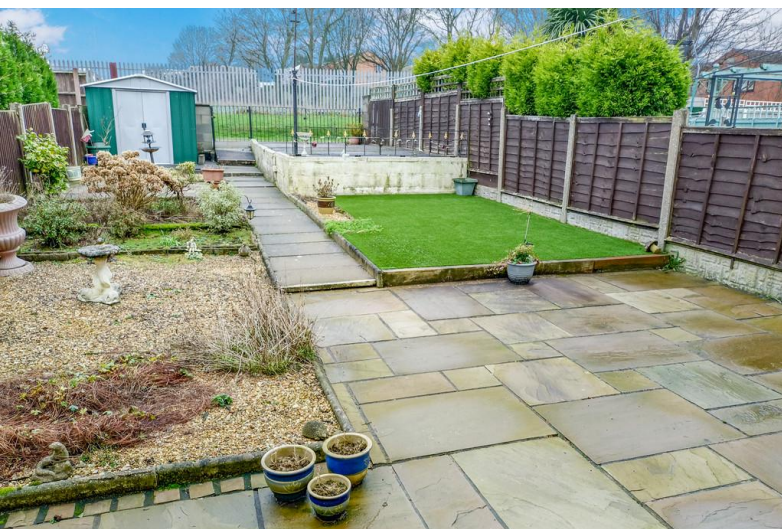




Gainsborough Road
Chesterton, ST5 7LG

- A SPACIOUS FAMILY HOME
- THREE BEDROOMS, SHOWER ROOM
- HALL, PORCH, KITCHEN, LOUNGE/DINING ROOM
- SHOWER ROOM AND W.C
- LANDSCAPED GARDENS
- PARKING TO THE FRONT
- UPVC D/G, GAS C/H
- CONVENIENT LOCATION

£135,000





Property Description

INTRO

A spacious three bedroom town house offered For Sale with no chain comprising hall, entrance porch, spacious lounge/dining room, breakfast kitchen, three bedrooms, a shower room, separate Low level W.C. Externally a driveway to to the frontage, a landscaped rear garden area with an Indian stone paved patio and garden area. UPVC double glazing & gas central heating. The property is within easy access to Chesterton and Newcastle along with good road and rail links. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST5 7LG. Follow the road around and the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a UPVC door. Stairs to the first floor.



KITCHEN/BREAKFAST ROOM

16' 6" x 10' 7" reducing to 8' 4" (5.03m x 3.23m)

Window to the rear elevation. A range of wall and base units, single drainer sink, worksurface. Space for appliances. Two radiators. Rear access door with a glazed panel.

LOUNGE

20' x 10' 7" (6.1m x 3.23m)

Window to the front elevation, patio doors to the rear. Feature fireplace, coving to the ceiling, radiator.



ENTRANCE PORCH

6' 6" x 5' 1" (1.98m x 1.55m)

Accessed from the entrance hall. Store cupboard. External access door to the front elevation.

FIRST FLOOR LANDING

Access to the loft, cupboard housing the Worcester combi gas central heating boiler. Doors to:

BEDROOM ONE

11' 8" x 10' 9" (3.56m x 3.28m)

Window to the front elevation. Over stairs store, radiator.

BEDROOM TWO

13' x 8' 3" (3.96m x 2.51m)

Window to the front elevation, store cupboard, radiator.



BEDROOM THREE

9' 3" x 8' 3" (2.82m x 2.51m)

Window to the rear elevation. Radiator.

SHOWER ROOM

Window to the rear elevation. Suite comprising: enclosed shower cubicle with shower screen walls, wash hand basin.

WC

Window to the rear elevation. Low level W.C, splash back tiling.



EXTERNALLY

A landscaped frontage with a pathway to the front of the house, shrub borders. A parking space.

REAR GARDEN

A good sized rear garden with an Indian stone paved patio area, a landscaped garden with shrub borders etc and a potential parking 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

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

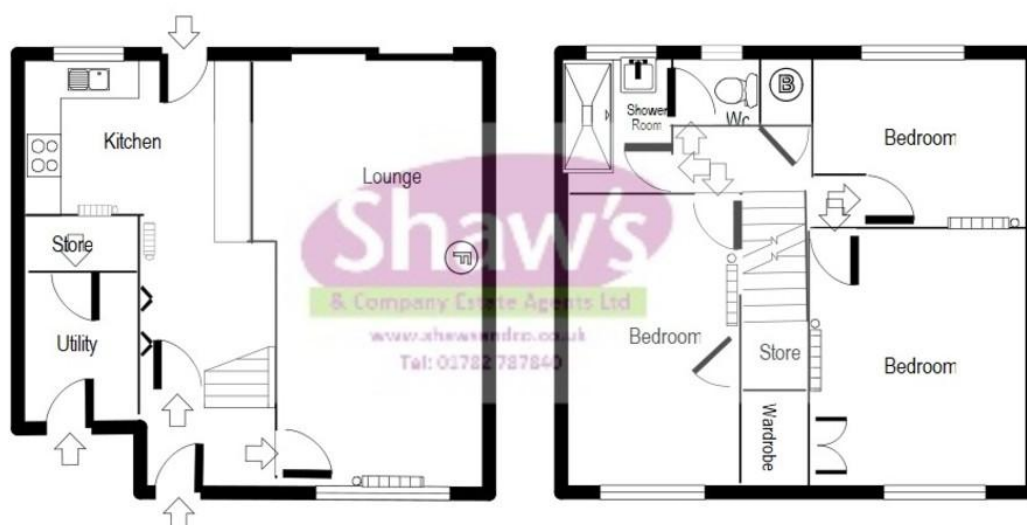
Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 71C Potential: 87B





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