



Farcroft Avenue
Chesterton, ST5 7NA

- A DETACHED BUNGALOW
- CASH BUYERS ONLY
- DUE TO NON STANDARD CONSTRUCTION
- NO CHAIN, RENOVATION REQUIRED
- TWO BEDROOMS
- IDEAL LOCATION TO THE A34
- FURTHER POTENTIAL TO IMPROVE
- LOVELY REAR GARDEN, NICE OUTLOOK

£80,000





Property Description

INTRO

New on the market with NO CHAIN and for CASH BUYERS ONLY (Due to the non-standard construction) This TWO BEDROOM DETACHED BUNGALOW REQUIRES RENOVATION - And has much potential to make it your own, being set in a tucked away location with a nice open outlook, and whilst being close to the A34 and all local amenities. Comprising hall, kitchen, lounge, the two bedrooms and a bathroom and benefitting from UPVC double glazing and gas central heating. Lovely good sized rear laid to lawn garden. Contact us today to register your interest!

DIRECTIONS

Please use postcode ST5 7NA for Sat Nav/Google Maps. From the A34 roundabout by McDonalds, turn into Wolstanton Road. Turn right at the fourth exit where the mini roundabout is, and turn into Farcroft Avenue, where the property can be found on the right hand side as identified by our For Sale sign.



CONSTRUCTION

We understand this property is of non standard construction, and thus is only suitable for CASH BUYERS ONLY - Due to the construction being non-mortgage-able. 'Pre Fab Concrete construction'

ACCOMMODATION

ENTRANCE HALL

15' 1" x 3' 4" (4.6m x 1.02m)

Front entrance door. Three useful storage cupboards. Radiator. Loft hatch.



LOUNGE

13' 1" x 11' 0" (3.99m x 3.35m)

Window to the front, radiator. Electric fire.

KITCHEN

11' 0" x 6' 11" (3.35m x 2.11m)

Comprising base and wall mounted cupboard units and worksurfaces. Single drainer sink unit. Side entrance door, window to the rear. Gas hob, and separate electric oven/grill. Wall mounted Glowworm 23c gas combi boiler. Part tiled walls.



BEDROOM ONE

11' 9" x 9' 9" (3.58m x 2.97m)

Window to the front, radiator.

BEDROOM TWO

9' 9" x 8' 6" (2.97m x 2.59m)

Window to the rear, radiator.

WET ROOM

6' 6" x 5' 3" (1.98m x 1.6m)

A wet room with low level W.C, wash hand basin and electric Mira shower. Dome light fitting. Extractor fan. Frosted window to the rear.



EXTERNALLY

FRONT GARDEN

Please note that unofficial on-road parking spaces should be available to the front of the property, as pictured. Steps up to the front of the property from the road, and with having paved patio to the front and side of the bungalow, shrub borders. Through access to the rear from both sides of the property.

REAR GARDEN

A lovely spacious laid to lawn rear garden, with paved patio strip, being enclosed with fencing.



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 be 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 .

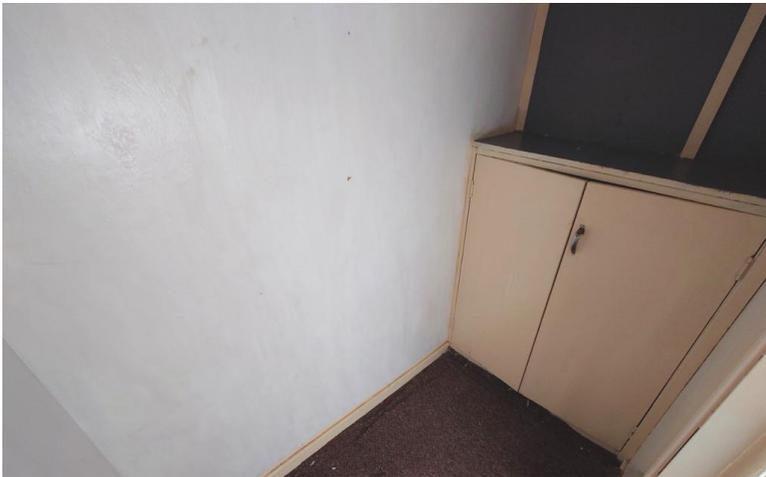
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 51E Potential: 74C









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 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