

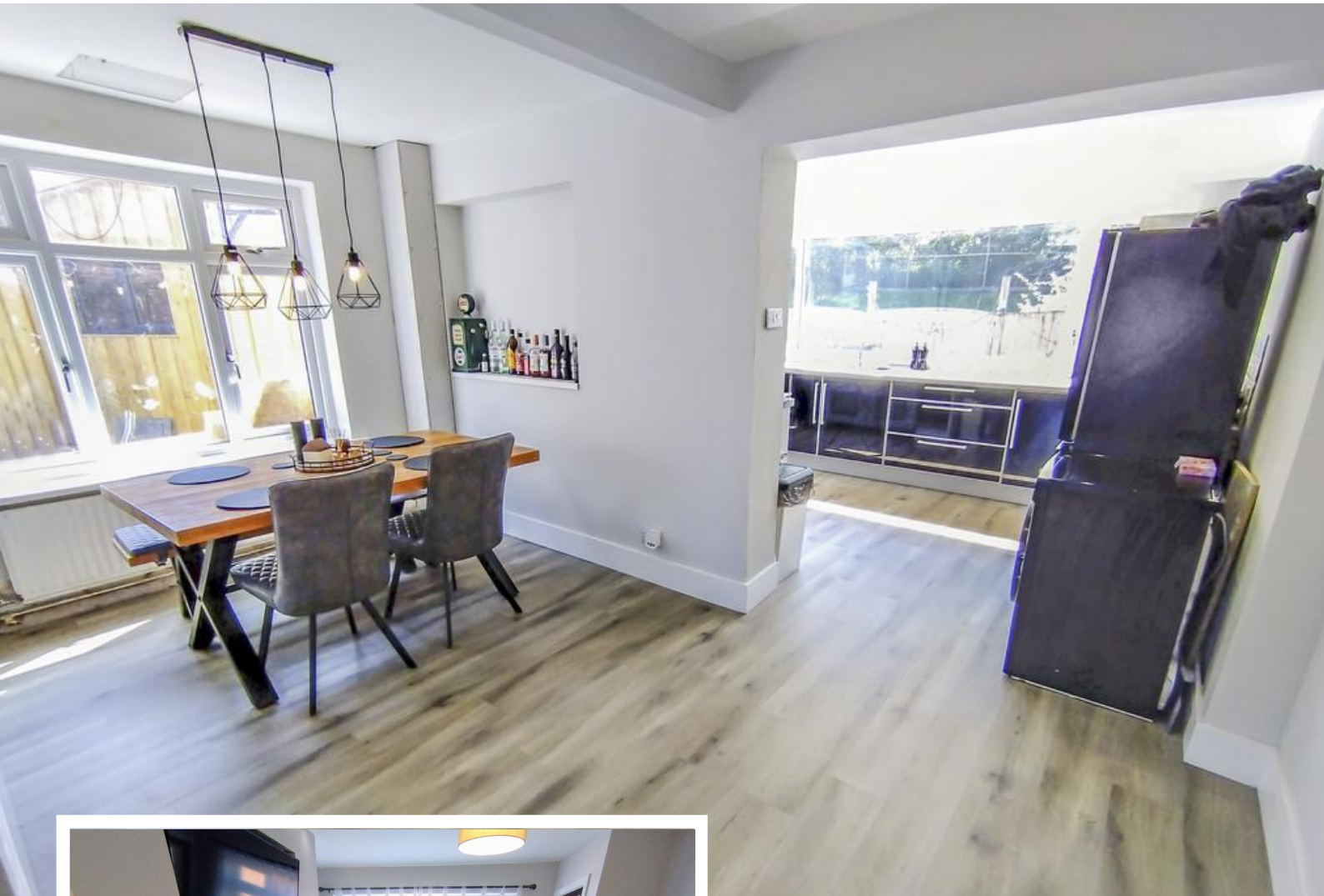


Ian Road
Newchapel, ST7 4PW

- EXTENDED SEMI DETACHED HOUSE
- WITHIN A LARGE PLOT
- HALL, SPACIOUS LOUNGE/DINING ROOM
- EXTENDED BREAKFAST KITCHEN
- THREE BEDROOMS, UPDATED SHOWER ROOM
- PARKING TO FRONT & SIDE, OUTBUILDING
- LARGE REAR GARDEN
- UPVC D/GLAZING & GAS C/HEATING

£210,000





Property Description

INTRO

An extended semi detached house located within a popular location and within a large rear garden plot, which must be viewed to be fully appreciated! Comprising hallway, a spacious lounge/dining room, good sized breakfast kitchen, three bedrooms, an updated first floor shower room. Externally a concrete imprinted frontage for parking of vehicles, leading to the side of house, a garden outbuilding. A large rear garden plot, ideal for hobbies interests etc and with an Indian stone patio to side and rear. UPVC double glazing & gas central heating. Viewing essential without delay!

DIRECTIONS

Please follow Sat Nav with postcode ST7 4PW. On entering Ian Road the property can be found on the right hand side, as identified by our for sale sign.

HALL

Entered through a composite door. Radiator.



LOUNGE

22' x 14' 8" (6.71m x 4.47m)

Window to the front elevation. A spacious L shaped room with a feature media wall. Understairs store, laminate flooring.

KITCHEN/DINER

14' 8" x 9' 10" (4.47m x 3m)

Window to the rear elevation. A wide range of wall and base units, one and a half bowl inset sink, worksurface. Range cooker. Splash back tiling, laminate flooring, radiator. Side access door.



FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Doors to;

BEDROOM ONE

10' 11" x 8' 6" (3.33m x 2.59m)

Window to the front elevation, wall lights, radiator.

BEDROOM TWO

11' 7" x 8' 6" (3.53m x 2.59m)

Window to the rear elevation, radiator.

BEDROOM THREE

6' 10" x 6' 11" (2.08m x 2.11m)

Window to the front elevation, radiator.



SHOWER ROOM

Window to the rear elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Heated floor, radiator.

EXTERNALLY

FRONTAGE

A tarmac drive to the front and side of the property, providing ample off road parking

OUTBUILDING

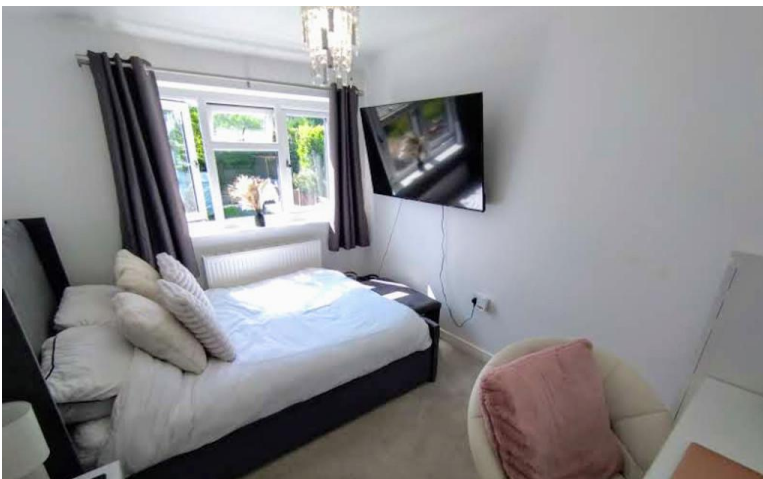
A useful garden building - Built to building regulations, and having electric, lights and underfloor electric heating. UPVC D/G windows. EPC rating C.

REAR

A generous corner plot garden, with the potential to create a summer house/office. Laid to lawn.

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

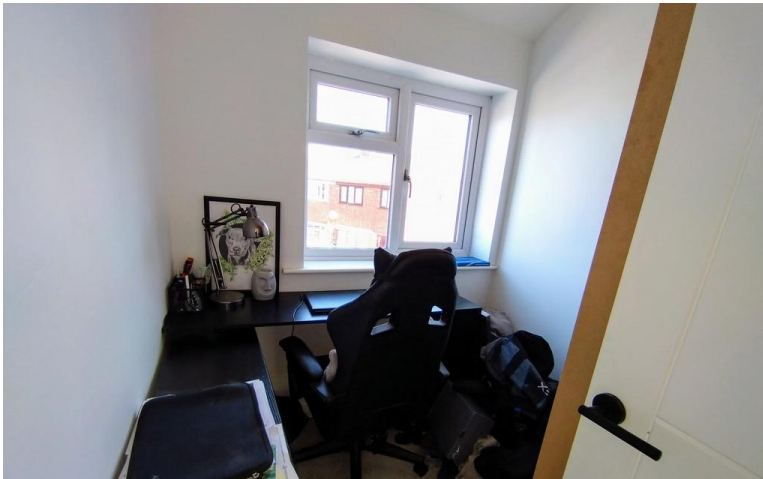




FIXTURES AND FITTINGS

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

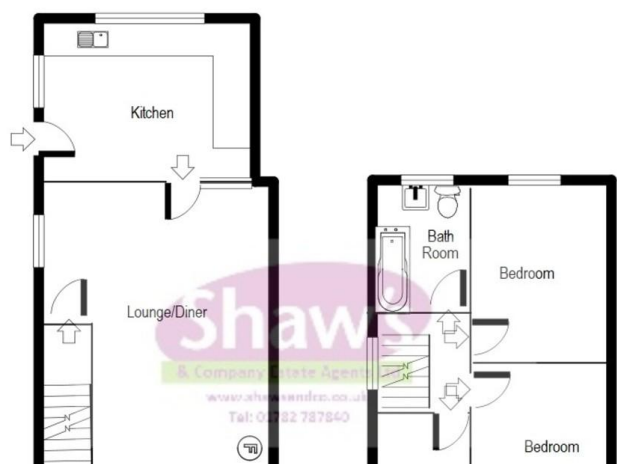
Newcastle Borough Council.

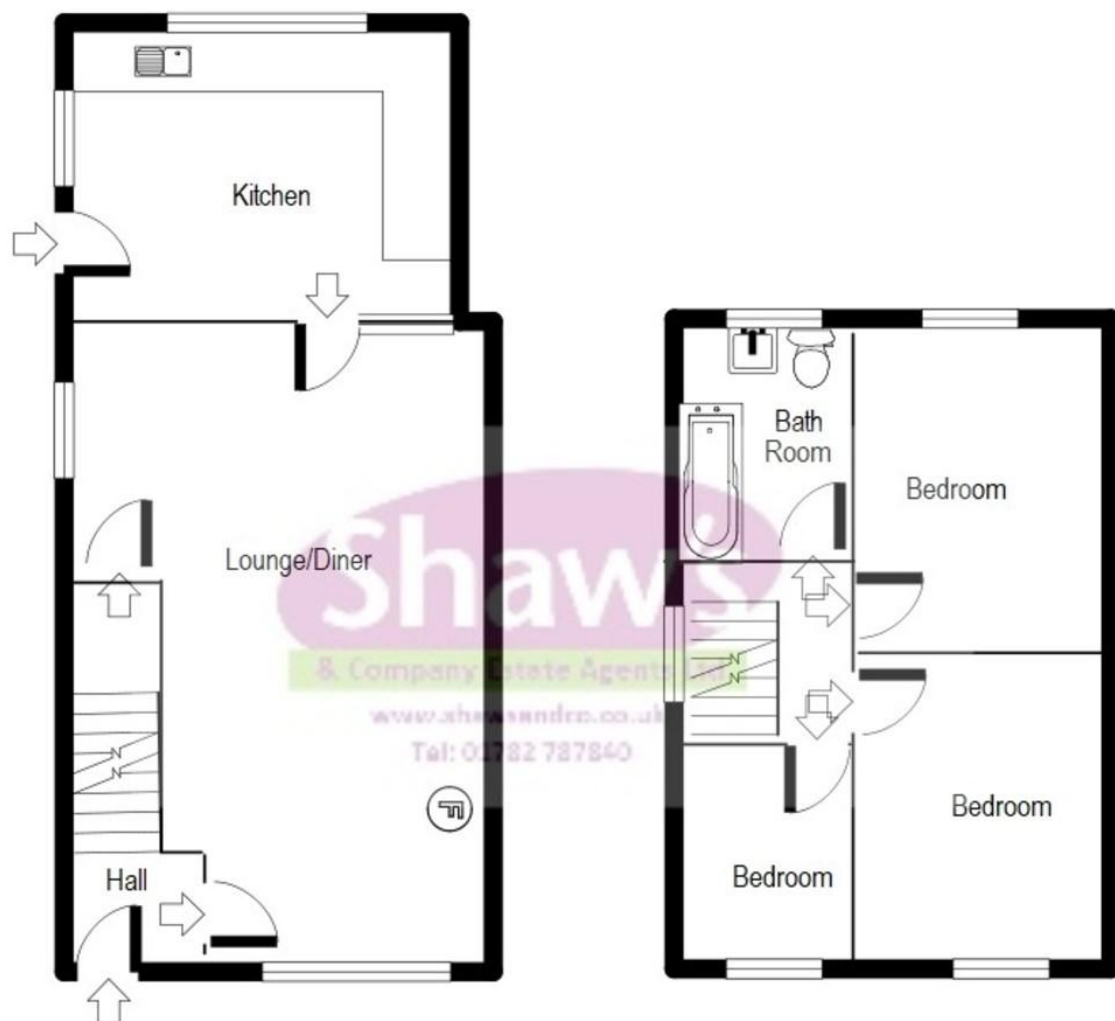
COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: 68D Potential: 82B







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 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