

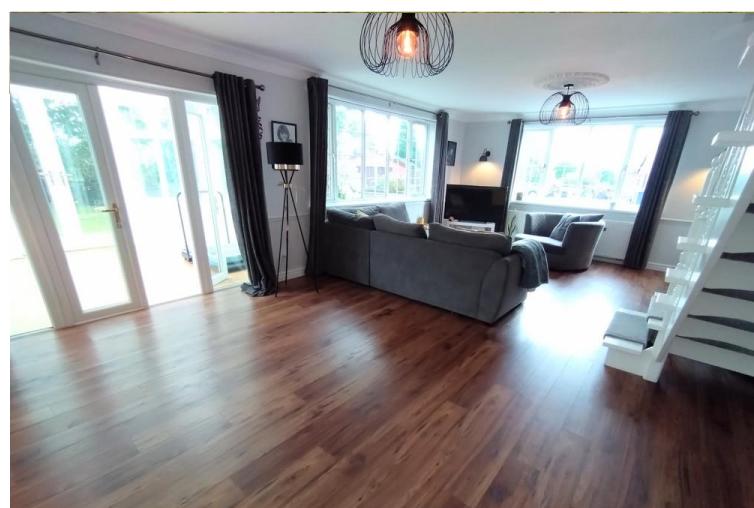


High Street
Newchapel, ST7 4PT

- BEAUTIFULLY PRESENTED
- INDIVIDUAL DETACHED RESIDENCE
- GOOD-SIZED LANDSCAPED PLOT
- SEMI-RURAL LOCATION
- HALL, SPACIOUS LOUNGE, DINING ROOM
- THREE DOUBLE BEDROOMS
- ATTACHED OFFICE/OUTBUILDING
- CONSERVATORY TO REAR

£299,950





Property Description

INTRO

Shaw's and Co are delighted to offer For Sale this individual detached residence within this semi rural location with countryside close by set just off the road. Internally this lovely home comprises a hallway, there is a large 23' lounge with a stove for extra heating, leading on to a conservatory and a separate dining room, a fitted kitchen, utility room, an attached office & storage. The first floor a master bedroom with a South-West facing balcony, two further double bedrooms and a family bathroom. This property is located in Newchapel which gives great access to the A500, A50, A34 and M6. (DRAFT DETAILS SUBJECT TO APPROVAL)

DIRECTIONS

Please follow Sat Nav for postcode ST7 4PT. Proceed along Pennyfields Road from Kidsgrove, follow High St and the property can be found on the left-hand side.

ENTRANCE HALL

UPVC entrance door, window to the side, radiator. Store





cupboard off with a window.

LOUNGE

23' 10" x 15' (7.26m x 4.57m)

A good-sized open plan lounge with two windows, lots of natural light. A chimney breast wide inset stove and hearth timber mantelpiece for extra heating. Radiator. Coving to the ceiling, french doors to:

CONSERVATORY

10' 9" x 10' 2" (3.28m x 3.1m)

A dwarf wall conservatory, laminate flooring. Radiator.



DINING ROOM

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

Window to the side, radiator, coving to the ceiling. Laminate flooring.

KITCHEN

11' 8" x 10' 1" (3.56m x 3.07m)

Comprising a range of fitted base and wall units, work surfaces, a single-drainer sink with a built in oven and hob, and splash back-tiling to the walls. Window to the front. Radiator.

UTILITY ROOM

13' 5" x 5' 3" (4.09m x 1.6m)

With fitted base units, work surfaces, splash-back tiling. Wall-mounted Bias; gas central heating boiler. UPVC front and rear doors.



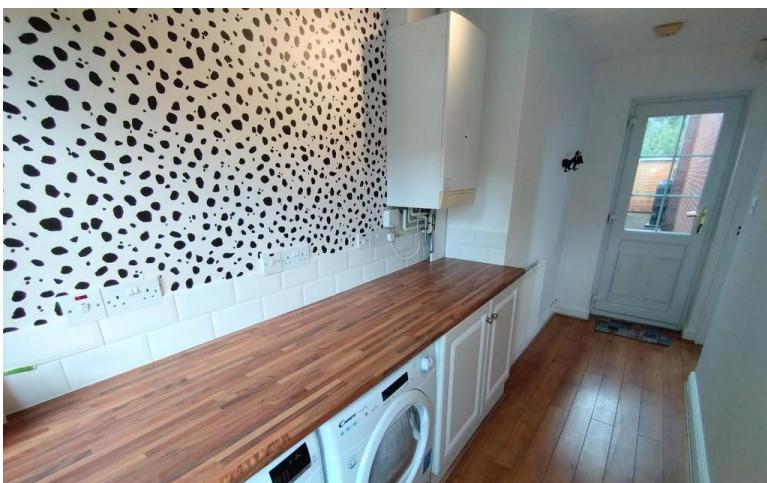
FIRST FLOOR LANDING

Window to the side with access to bedroom one, bedroom two, bedroom three and a bathroom.

BEDROOM ONE

15' 2" x 13' (4.62m x 3.96m)

Window to the front, radiator, patio doors leading to a balcony with PVC decking - lovely for summertime. There is an arch to a potential shower area with shower cubicle and wash-hand basin.



BEDROOM TWO

11' 11" x 10' 2" (3.63m x 3.1m)

Window to the front, radiator.

BEDROOM THREE

9' 10" x 8' 5" (3m x 2.57m)

Window to the front, radiator.

BATHROOM

8' 0" x 8' 0" (2.44m x 2.44 m)

Compromising a panelled over bath shower, low-level



W.C., wash-hand basin, splash-back tiling, store cupboard, window to the rear. Radiator.

EXTERNALLY

ATTACHED OFFICE/OUTBUILDING

13' 5" x 9' (4.09m x 2.74m)

A former garage area made to form a useful room with fitted kitchen cupboards and an inset sink.

STORAGE

9' 5" x 4' 10" (2.87m x 1.47 m)

Up and over front door.



FRONT GARDEN

A block paved frontage to provide parking spaces. A pathway leads to a lawn garden area enclosed within conifer hedgerows. A pathway leads along the front of the house to:

REAR GARDEN

A paved patio area. Feature garden pond and a laid to lawn garden with shrub borders. Garden summerhouse and shed are included in the sale.

STANDARD CONDITIONS

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

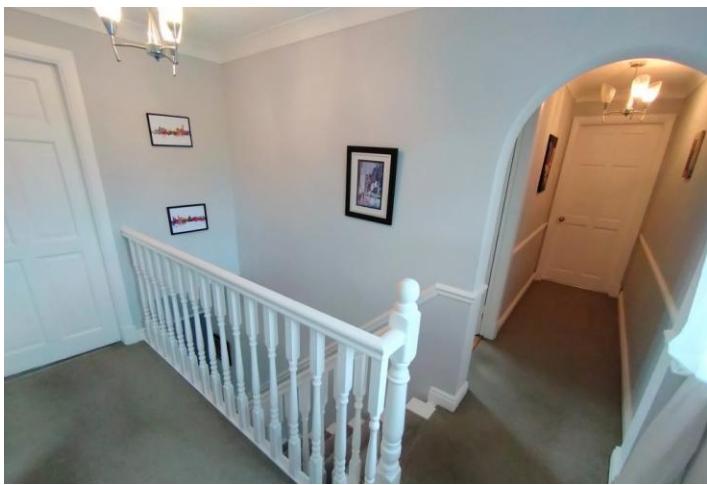
Newcastle Under Lyme Council.

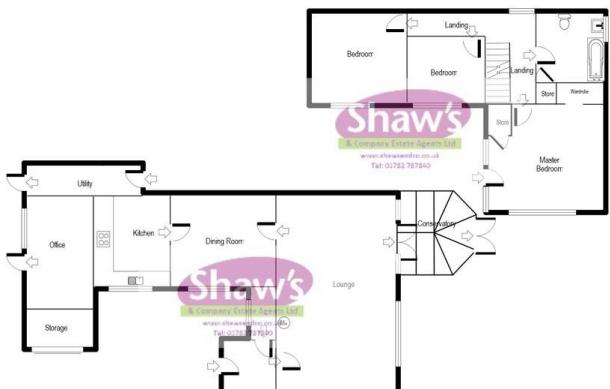
COUNCIL TAX BAND C

EPC RATING (PDF available online)

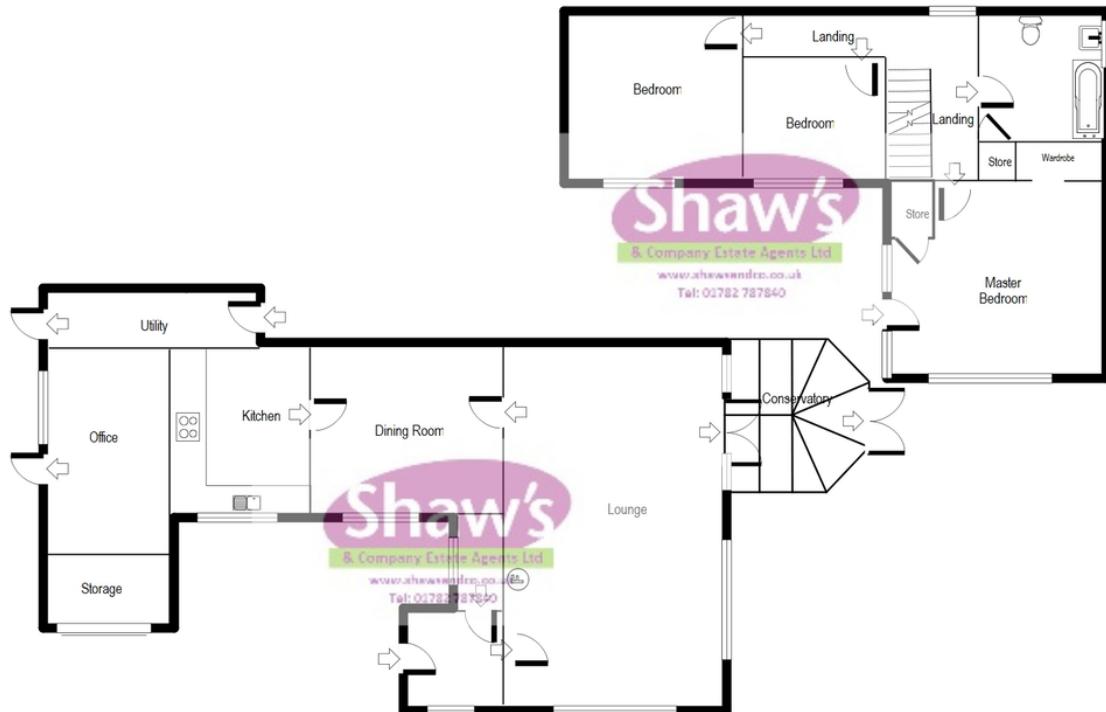
Current: Potential:







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.
Make your visual inspection.



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