



**Ravens Lane**  
Bignall End, ST7 8PY

- SITUATED IN BIGNALL END
- SEMI RURAL LOCATION
- A TOWN HOUSE COTTAGE
- ONE BEDROOM, NO CHAIN
- ON THE DOORSTEP TO COUNTRYSIDE
- GORGEOUS SPECIFICATION
- LOUNGE OPENS TO KITCHEN
- UPVC D/G & GAS C/H

**£137,500**







## Property Description

### INTRO

Nestled on Ravens Lane in the ever popular village of Bignall End, this charming cottage offers the perfect blend of character, comfort and countryside appeal. It is the perfect blend of traditional and modern - Having the warm and cosy feel of a cottage, whilst being updated to a gorgeous up to date specification. The cottage is available with NO CHAIN and presents a rare opportunity to purchase a beautiful character home. Comprising a lounge, and opening into a beautifully updated kitchen diner. To the first floor is the bedroom, and bathroom/ensuite. Externally the property is forecourted to the front, and featuring a beautiful rear private garden. UPVC double glazing and gas central heating from a combi boiler. Set within a sought after rural location, it's an ideal home for buyers seeking a cozy retreat!







#### DIRECTIONS

From B5500 Audley Road. Upon entering Bignall End proceed over the roundabout and through the village, entering Ravens Lane. The property can be found on the right hand side, as identified by our for sale sign.

#### LOUNGE

12' 4" x 11' 9" (3.76m x 3.58m)

Entered through a composite front door, window to the front elevation. Radiator. Carpeted flooring. Fire concealed in the chimney breast. Spotlights to the ceiling. Staircase to the first floor, with small understairs storage. Concealed gas/electric meters with updated electrical consumer unit. Opening to:



#### KITCHEN

12' 6" x 10' 1" (3.81m x 3.07m)

A beautifully modernised suite offers a great range of wall and base cupboard units, single drainer sink unit. Worksurfaces over. Built in eye level electric oven/grill, separate gas hob with extractor over. Integrated fridge and freezer. Space and plumbing for a washing machine. Radiator. Cushion flooring. Spotlights to the ceiling. Leads to a rear open porch area, with French door to the rear, and perspex roof.



#### FIRST FLOOR LANDING

Access to the loft, also housing the gas combi boiler. Radiator. Spotlight to ceiling. Central heating control. Door to:

#### BEDROOM ONE

12' 7" x 11' 11" (3.84m x 3.63m)

Window to the front elevation. Radiator. Folding door to:

#### BATHROOM / ENSUITE

The modern bathroom suite comprises: panelled bath with overbath shower attachment, low level W.C, wash hand basin, radiator. Window to the rear elevation, with a lovely view/ outlook.



#### EXTERNALLY

##### FRONTAGE

Forecourt frontage and enclosed by wall. A graphite slate garden area with paved slabs/stepping stones to the front.

##### REAR

A paved pathway leads to a low maintenance graphite slate garden, with shrub borders, and enclosed with wall and fencing, with a rear access gate (with access for bins). Door to external store room integrated to the back of the property.



#### 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](mailto: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](http://Rightmove.co.uk) and [Zoopla.co.uk](http://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: 72C Potential: 82B















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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