



**14 West Avenue  
, ST7 1NT**

- DETACHED COTTAGE
- REFURBISHED THROUGHOUT
- MANY FEATURES & SPECIFICATION
- A MODERN UPDATED INTERIOR
- LOUNGE & FRENCH DOORS
- MODERN KITCHEN, DINING ROOM
- UTILITY ROOM, CLOAKS/W.C
- UPVC D/G & GCH

**Offers In Excess Of £240,000**





## Property Description

### DESCRIPTION

Shaw's & Co are delighted to offer for sale a stunning refurbished detached cottage which must be seen to be fully appreciated! comprising entrance porch, dining room, lounge with French doors, a modern fitted kitchen, three good sized bedrooms, a family bathroom, plus ensuite. Externally a landscaped garden leading to the outbuildings and driveway to provide parking spaces. Many features throughout to compliment a detached cottage yet with modern lifestyle throughout all of which must be viewed. the property is located within easy access to the A34/A500 road and rail links yet with lots of countryside nearby.

### DIRECTIONS

Please follow Sat Nav for postcode ST7 1NT. From the A34, proceed over the round about, turn right in to the service road, the cottage can be found on the left hand side.

### ENTRANCE PORCH

Entered through a UPVC door. Window to the front elevation. Useful storage cupboard. Tiled floor. Door to:





#### DINING ROOM

13' 9" x 7' 7max" (4.19m x 2.31m) Windows to both the front and rear elevations. Chimney breast with a feature inset. Stair case to the first floor. Radiator. Useful under stairs store area. Two feature recesses to one wall with spot lights. Laminate flooring.

#### LOUNGE

18' x 12' 3" (5.49m x 3.73m) Chimney breast with inset stove. French doors to front elevation. Laminate flooring. Two radiators.



#### KITCHEN

11' 5" x 11' 0" (3.48m x 3.35m) Window to the side elevation. A wide range of well appointed wall and base units, work surfaces over. Built in fridge, freezer, double oven, dishwasher, induction hob with a chimney extractor over. Radiator.

#### UTILITY ROOM

A range of wall and base units. Splash back tiling. Main eco elite gas boiler. Radiator.

#### CLOAKROOM

Window to the side elevation. Low level W.C, wash hand basin. Extractor fan.



#### FIRST FLOOR LANDING

The galleried landing with cast iron spindle and a hand rail, and has doors to:

#### BEDROOM ONE

13' 8" x 10' 9" (4.17m x 3.28m) Boasting a vaulted ceiling. Window to the front elevation. Radiator. Access to the loft. Door to:

#### ENSUITE

Comprising enclosed shower cubicle, low level W.C, wash hand basin and extractor fan.

#### BEDROOM TWO

10' 5" x 8' 10" (3.18m x 2.69m) Window to the front elevation. Radiator. Access to loft.

#### BEDROOM THREE

8' 1" x 6' 10" (2.46m x 2.08m) Window to the side elevation. Radiator.

#### BATHROOM

Window to the front elevation. Comprising panelled bath, Low level W.C, wash hand basin. Splash back tiling. Radiator.





#### EXTERNALLY

#### FRONT GARDEN

A Landscaped garden with an excellent patio area and shrub borders, hedge row to the frontage. The garden enjoys a pleasant location and good degree of privacy.

#### OUTBUILDING

8' x 6' 5" (2.44m x 1.96m) Currently providing a workshop. A useful space which would lend itself to many uses such as home office etc.

#### DRIVEWAY

Providing ample parking, the drive leads to an attached outbuilding to the house making ideal storage for bikes, garden tools and recycling etc.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

#### 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.

#### 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.

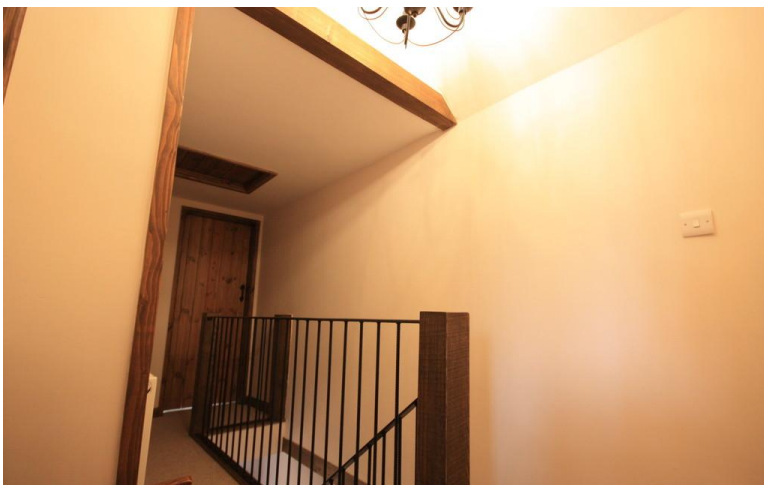
#### VALUATION

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.







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

**EPC RATING (PDF available online)**

EPC Current Energy Efficiency: 70

EPC Potential Energy Efficiency: 85

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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