



**63 High Street**  
**Newchapel, ST7 4PU**

- BEAUTIFULLY PRESENTED
- SEMI DETACHED HOUSE
- HALLWAY, CLOAKS/W.C
- LOUNGE/DIINING ROOM
- WELL APPOINTED KITCHEN
- TWO DOUBLE BEDROOMS
- PLUS SINGLE BEDROOM/STUDY
- BEATIFULLY UPDATED BATHROOM

**Offers In Excess Of £169,995**





## Property Description

### DIRECTIONS

Please follow Sat nav for postcode for ST& 4PU from Pennyfields Road, turn in to High Street the property can be found on the right hand side as identified by our for sale sign.

### COVERED ENTRANCE PORCH

An open arched entrance porch.

### ENTRANCE HALL

Enter the property through a lovely modern double glazed composite front door, chequered tiled floor, radiator.

Door to:

### DINING AREA

11' 3" x 10' 4" (3.43m x 3.15m) Part of a through room the dining area has a laminate floor. Walk in upvc bay window to the front, radiator. Arch to;

### LOUNGE

12' 4" x 10' 5" (3.76m x 3.18m) Access from the dining



room, laminate flooring, feature fireplace, gas fire set in granite hearth with a surround. Vertical radiator, double glazed doors to the sun room/rear porch.

#### SUN ROOM

7' 10" x 7' 10" (2.39m x 2.39m) With wood and glazed windows and power supply. Doors to the garden:

#### KITCHEN

16' 8" x 5' 7" (5.08m x 1.7m) A well appointed and updated fitted kitchen with a range of units to wall, drawer and base level with built in oven hob, modern extractor above. Upvc window to the rear, tiled floor, updated concealed Vaillant combi gas boiler heating boiler, vertical radiator. Useful under stairs store are space for a freezer.



#### PORCH

With upvc windows and a upvc side access door.

#### CLOAKS/WC

Comprising a white low level w.c, wash hand basin.

#### FIRST FLOOR

#### LANDING

With a upvc window to the side.

#### BEDROOM ONE

11' 11" x 10' 4" (3.63m x 3.15m) Upvc window to the rear with field views over towards Newchapel church, radiator.

#### BEDROOM TWO

10' 5" x 10' 4 max" (3.18m x 3.15 m) A upvc window to the front, fitted range of wardrobes, radiator and access to the loft.



#### BEDROOM THREE

7' 1" x 5' 8" (2.16m x 1.73m) A Upvc window to the front, radiator.

#### BATHROOM

6' 10" x 5' 7" (2.08m x 1.7m) A smart updated suite, fitted with a panelled bath with a body jet shower over, pedestal, wash hand basin, low level w.c, shower screen walls, fitted vanity cupboard, tiled floor, towel radiator, Upvc window to the rear.



#### EXTERNALLY

#### FRONTAGE

To the front there is a low maintenance gravelled garden with gated access and a pathway to the front of the property.



#### SIDE

At the side there is a extensive paved driveway giving access for numerous vehicles. This lead to the detached garage with has a up and over door to the front.

#### REAR

Raised decked area that leads to the garden shed. A further decked area, Astro turf area and borders and a fence surround. The garden attracts the afternoon and evening sun.

#### 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.

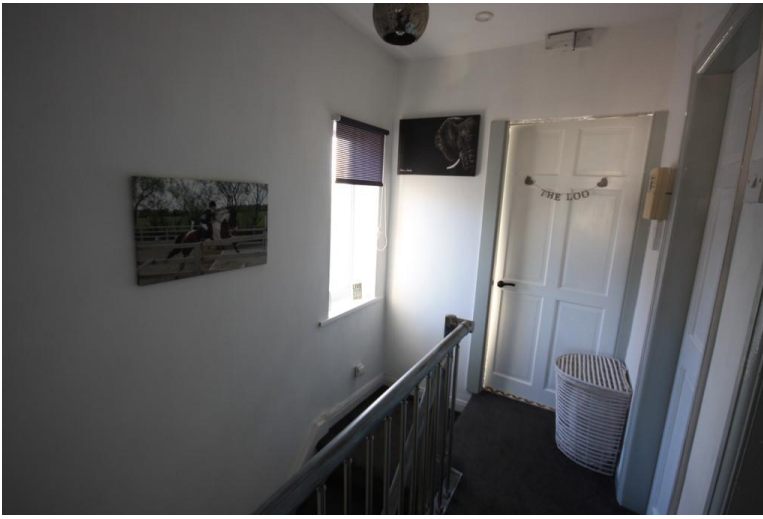
#### VALUATION

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.



**EPC RATING (PDF available online)**

EPC Current Energy Efficiency: 56

EPC Potential Energy Efficiency: 74

43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
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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