



Heathcote Road
Halmer End, ST7 8BH

- A COTTAGE STYLE TERRACED HOUSE
- NO CHAIN
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- SEMI RURAL LOCATION
- COUNTRYSIDE ON THE DOOSTEP !
- REAR LAWN & PATIO GARDEN
- UPVC D/G & GAS C/HEATING

£127,500





Property Description

INTRO

A cottage style mid terraced property, new on the market with NO CHAIN! Set in the stunning semi rural area of Halmer End, this deceptively spacious property comprises lounge, dining room, kitchen, ground floor bathroom, and two bedrooms to the first floor. To the rear features a paved patio area, which leads to a nicely presented laid to lawn garden area. UPVC double glazing and gas central heating. A well presented property with further potential to put your own stamp on it. On the doorstep to views and stunning countryside, whilst being nearby to the popular village of Audley, with amenities, local schools and being 5 minutes drive away from the A500, this isn't one to miss!

DIRECTIONS

Please use postcode ST7 8BH for Sat Nav/Google Maps. From the B5367 High Street, turn right into Heathcote Road, where the property can immediately be found on the right hand side, as identified by our For Sale sign.



ACCOMMODATION

DINING ROOM

12' 3" x 11' 11" (3.73m x 3.63m)

A UPVC front entrance door. Window to the front, radiator. Gas fire. Concealed electric consumer unit (electricians on smart meter externally). Door to:

LOUNGE

11' 8" x 11' 6" (3.56m x 3.51m)

Staircase to the first floor. Useful understairs storage area. Window to the rear, radiator. Original feature character cast iron fire/wood burner. Door to:



KITCHEN

14' 1" x 5' 8" (4.29m x 1.73m)

Comprising base and wall mounted cupboard units and worksurfaces over. Window to the side. Single drainer sink unit. UPVC side access door. Head unit for Main Eco condenser boiler. Range cooker. Tiled floor.

BATHROOM

11' 10" x 5' 9" (3.61m x 1.75m)

A nicely presented suite with panelled bath and Triton electric shower over, wash hand basin and low level W.C. Two windows to the side. Cupboard housing immersion cylinder tank.



FIRST FLOOR LANDING

BEDROOM ONE

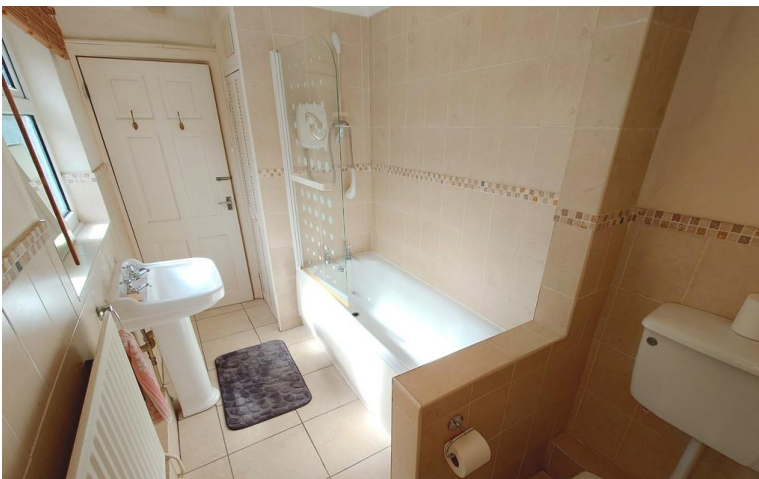
11' 11" x 11' 11" (3.63m x 3.63m)

Window to the front with pleasant views, radiator. Original feature fireplace.

BEDROOM TWO

11' 9" x 11' 3" (3.58m x 3.43m)

Window to the rear, radiator. Door to a useful walk in store cupboard.



EXTERNALLY

FRONTAGE

Small gate for access to the paved forecourt. Enclosed by brick wall.

REAR GARDEN

A paved patio area, with a small outhouse attached to the back of the property for storage. A few steps lead up to the further laid to lawn garden area, making a pleasant garden with further potential. Enclosed by fencing.



ADDITIONAL NOTES

The property benefits from UPVC double glazing throughout. The gas heating is supplied from a Main condenser style boiler with immersion cylinder tank. We understand the property has had some recent re-wiring works in relation to the electrics. The property has also had a new roof on the rear side, and above the kitchen roof. The property is sold with no upward chain.

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 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 Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 56D Potential: 76C









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

43 Liverpool Road
 Kidsgrove
 Stoke-On-Trent
 Staffordshire
 ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
 01782787840

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