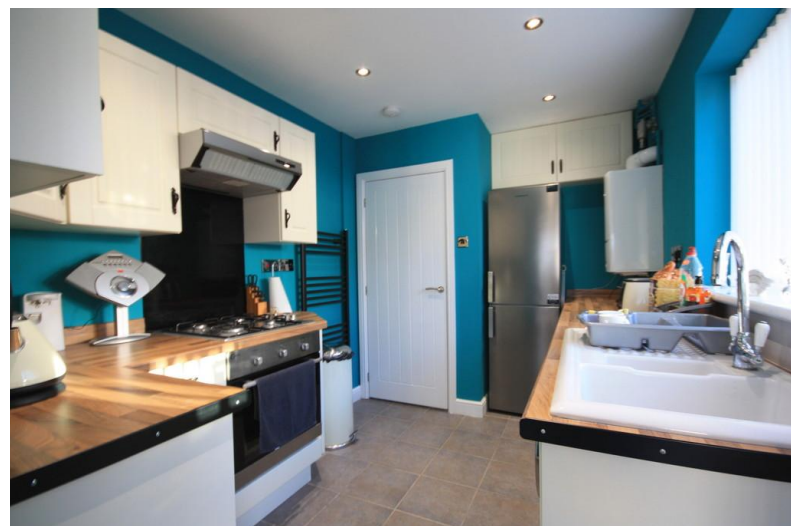


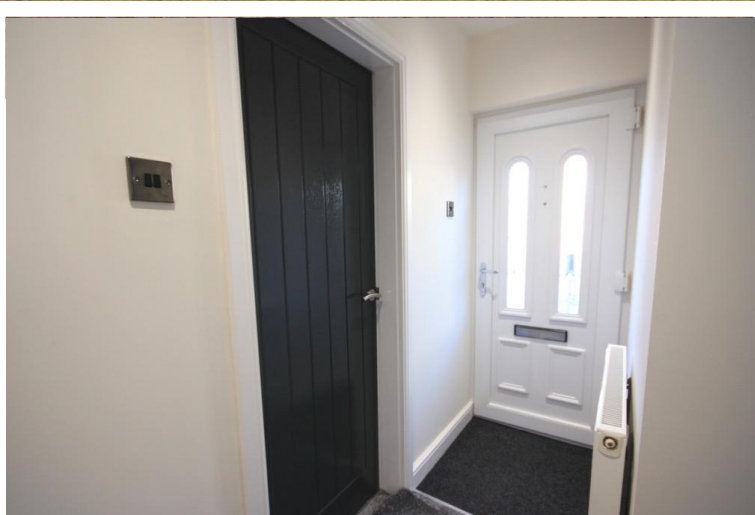
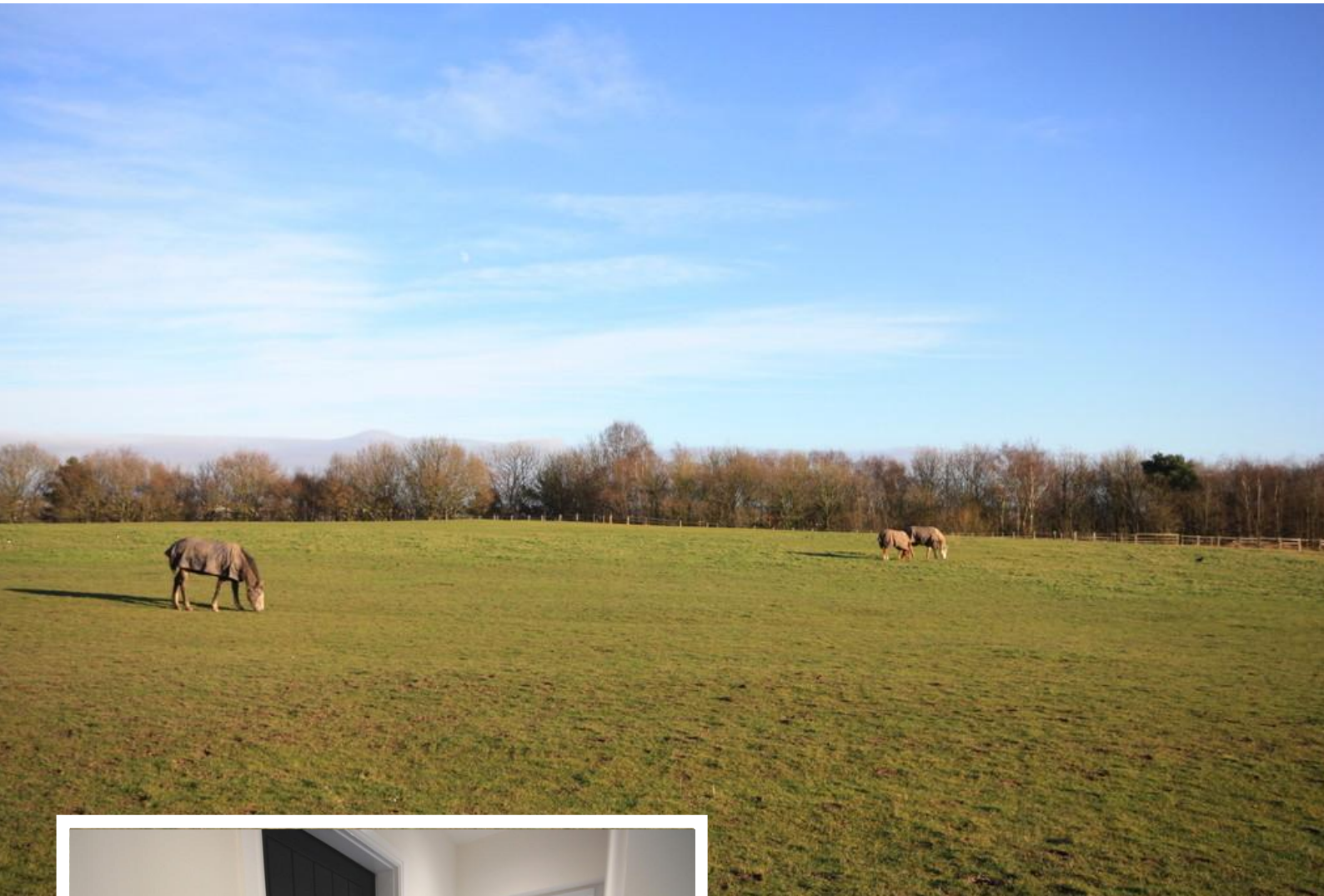


Fearns Avenue
Bradwell, ST5 8NE

- SUPERBLY MODERNISED
- A SEMI DETACHED BUNGALOW
- READY TO MOVE INTO, NO CHAIN
- RENOVATED THROUGHOUT
- ONE BEDROOM W/ DRESSING ROOM
- LARGE CONSERVATORY
- DRIVEWAY FOR PARKING
- LOVELY & POPULAR LOCATION

£195,000





Property Description

INTRO

New on the market! NO CHAIN! A stunning home, wonderfully updated throughout to a high specification! This show home standard semi detached bungalow set in the popular spot of Fearns Avenue comprises: Entrance hall, shower room, lounge, kitchen, good size conservatory, bedroom with further dressing area. Externally there is a spacious block paved driveway for parking with landscaped area to the front, and a landscaped/lawn area to the rear, with field views beyond. UPVC double glazing and gas central heating. Amenities close by. Re-plastered throughout, with new heating and electrical works throughout, see our particulars for further information. Contact us today with any enquiries!

ADDITIONAL NOTES

The property has been fully re-plastered, with new doors, frames and skirting boards replaced throughout. All newly decorated, and with new flooring throughout. It benefits from a full re-wire, including all new light fittings and sockets - All electrical work comes with a 10 year



guarantee. The property has had all new recent radiators and heating system, and the boiler is approx 2 year old Worcester Greenstar 25i ERP combi. A red ash test has been recently done and is fully clear of any issues. A new flat roof has been fitted on the bedroom extension and also has all new ridge tiles and air vents in the roof with a 15 year guarantee. All light fittings, and blinds fitted throughout will be included in the sale. Some other fixtures/fittings may be available, subject to negotiation.

DIRECTIONS

Please use postcode for Sat Nav/Google Maps ST5 8NE. Upon turning into Fearn Avenue at the top of the road, the property can be found on the right hand side as identified by our for sale sign.

ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door. Radiator. Spotlights to the ceiling. Access to the loft, which is boarded out, with a strip light and velux window overlooking the fields to the rear. Potential to convert a dormer extension, subject to planning.

SHOWER ROOM

7' 8" x 5' 5" (2.34m x 1.65m)

A superbly modernised shower room, featuring enclosed shower cubicle, with shower, and rainfall attachment and glass surrounds. Low level W.C, wash hand basin, and vanity unit. Tiled floors and part tiled walls. Feature octagonal opaque window to the front, and opaque window to the side (with fitted new blinds). Spotlights to the ceiling. Chrome towel radiator. Extractor fan.

LOUNGE

13' 4" x 10' 11" (4.06m x 3.33m)

A well presented living room with bay window to the front, with fitted blinds. TV wall point. Double radiator. Two wall lights. Door to:



BEDROOM ONE

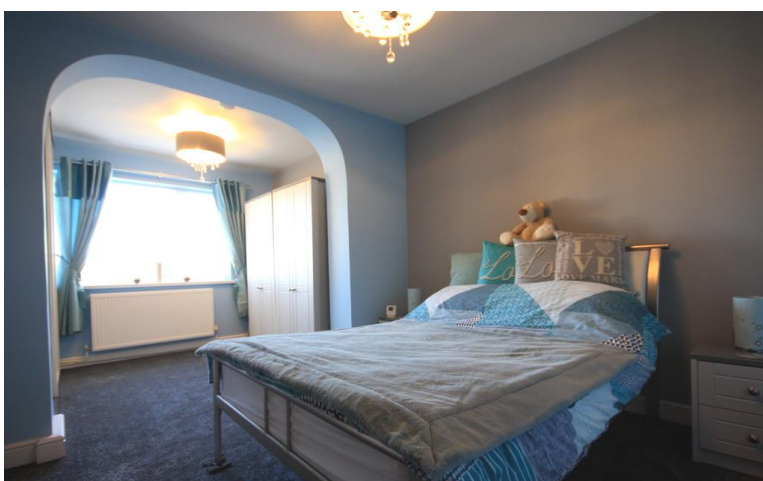
17' 4" x 10' 11" (5.28m x 3.33m) MAX into dressing room

A well presented bedroom with double radiator, and window overlooking the rear garden. TV wall point. Open archway to defined dressing area.

DRESSING AREA

7' 11" x 7' (2.41m x 2.13m) Excl wardrobes

Space for free standing wardrobes, and a fitted wardrobe with sliding door. Fitted blinds to the window.



KITCHEN



11' 11" x 7' 9" (3.63m x 2.36m) Max

A beautifully updated kitchen suite with fitted base and cupboard units, with worksurfaces over. Window to the side with fitted blinds. Single drainer sink unit. Electric oven and gas hob, with extractor hood above. Matt black radiator. Space for a tall standing fridge freezer, with space and plumbing for both a washer and separate dryer. Tiled floor. Spotlights to the ceiling. Free standing approx 2 year old Worcester Greenstar 25i ERP combi boiler. Door to:

CONSERVATORY

11' 2" x 10' 7" (3.4m x 3.23 m)

A UPVC double glazed conservatory and useful dining room, with brick built dwarf wall. Sliding patio doors to the side/rear garden. Tiled floor. TV point. Radiator. Light fitting and two wall lights. Fitted blinds to all windows.

EXTERNALLY

FRONT GARDEN

A paved driveway provides parking for several vehicles. A landscaped area to the front, with plum slate area. Enclosed by stone wall. Through access to the rear garden, via wrought iron gate.

REAR GARDEN

A well presented landscaped garden, with paved patio areas and gravelled stone section, lawn garden area and overlooking lovely open field views to the rear. Enclosed by stone wall and fencing. A tin storage unit is included within the sale.

VIEWING ARRANGEMENTS

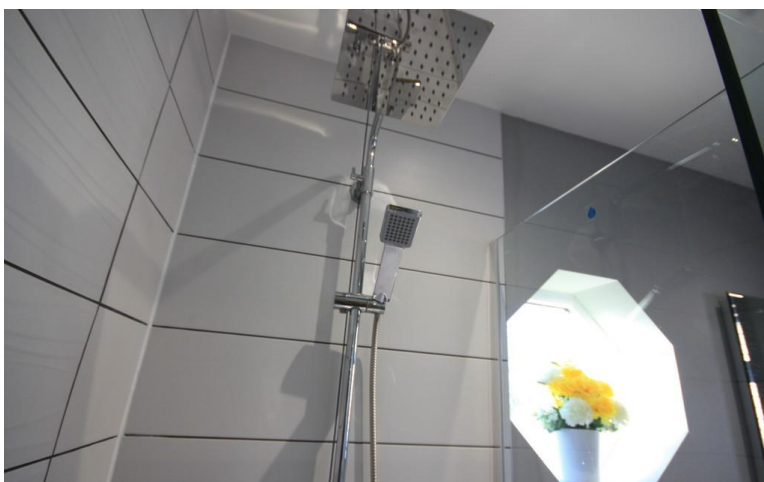
Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

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)

Current: 65D Potential: 83B







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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