

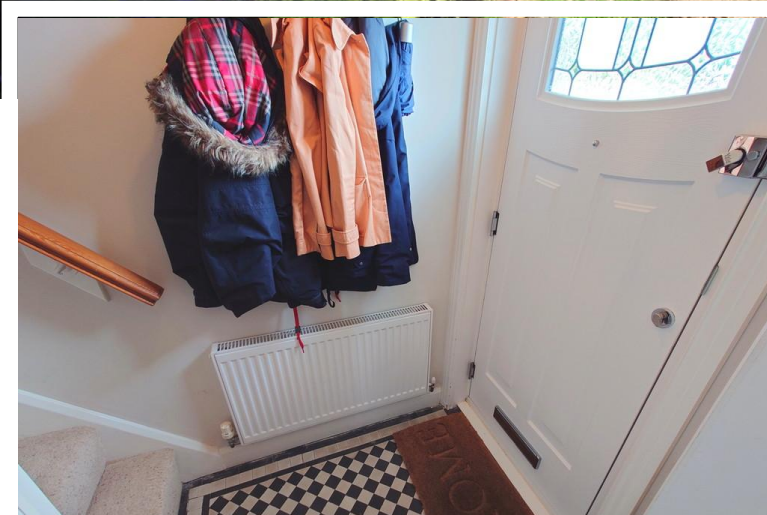


Newtown
Newchapel, ST7 4QA

- A GORGEOUS SEMI DETACHED HOUSE
- STUNNING HIGH SPEC THROUGHOUT
- NO CHAIN
- TWO BEDROOMS
- BEAUTIFUL REAR GARDEN WITH VIEWS
- MODERN KITCHEN/ DINING ROOM
- HALL, LOUNGE, UTILITY ROOM
- MODERN BATHROOM

£175,000





Property Description

INTRO

THE WOW FACTOR! A sublimely presented home, with an amazing specification throughout, and available with **NO CHAIN!** Comprising hall, lounge, lovely updated kitchen/dining room and extra utility room, two bedrooms and a modern bathroom suite. Stunning gardens to the front and a beautiful haven to the rear, with a lovely view outlook. UPVC double glazing and gas central heating. Highly popular location whilst being close to amenities and useful road links across the city. Not one to wait around for, contact us today!

DIRECTIONS

Please use postcode ST7 4QA for Sat Nav/Google Maps. From the top of Newchapel, proceed down to Newtown where the property can be found on the right hand side as identified by our For Sale sign.

ACCOMMODATION



ENTRANCE HALL

Front composite entrance door. Original Minton tiled floor, radiator. Staircase to the first floor.

LOUNGE

13' 5" x 11' 8" (4.09m x 3.56m)

A lovely reception room with bay window to the front, radiator. Multi fuel fire with feature surround. Wooden flooring.

KITCHEN/ DINING ROOM

15' 1" x 9' 10" (4.6m x 3m)

A stunning updated modern kitchen/dining room with underfloor heating. A range of base and wall mounted cupboard units with worksurfaces over and splash back tiling - Integrated eye level oven/grill and microwave. Gas hob with extractor hood above. Integrated tall standing fridge/freezer. Integrated dishwasher. Single drainer sink unit. Tiled floor. Spotlights to the ceiling. Frosted window to the side, and French doors to the rear allowing for plenty of natural light. Door to useful understairs store cupboard, also housing electric consumer unit and meter. Door to:



UTILITY ROOM

7' x 5' 6" (2.13m x 1.68m)

A useful extra utility with a velux window to allow the natural light. UPVC side access door and window to the rear. Worksurface and cupboard housing Worcester gas combi boiler, and space/plumbing for washing machine and dryer. Tiled floor. Radiator.



FIRST FLOOR LANDING

Window to the side. Access to the insulated loft via pull down ladder.

BEDROOM ONE

11' 10" x 11' 10" (3.61m x 3.61m)

Window to the front with a nice outlook over the road. Radiator. Door to:



WALK IN WARDROBE

A useful walk in wardrobe/dressing area with small window to the front and radiator.

BEDROOM TWO

9' 3" x 8' 3" (2.82m x 2.51m)

Window to the rear overlooking the garden and the views to the fields behind. Radiator.



BATHROOM

6' 4" x 5' 9" (1.93m x 1.75 m)

A luxury bathroom suite with panelled bath and mains pressured shower. Glass shower screen. Low level W.C and wash hand basin. Chrome towel radiator. Vanity mirror unit. Tiled walls and tiled flooring. Frosted window to the rear.

EXTERNALLY

FRONTAGE

A paved pathway leads to the front door, and the pleasant front garden being gravelled stone with shrubbery.

REAR GARDEN

A south-west facing garden catching the sun most of the day! An Indian stone paved seating area, leads to an additional paved area and to the beautifully presented landscaped garden which has to be seen to be fully appreciated! A lovely enclosed garden, with shrubs and enclosed by fencing. A nice view/outlook behind, not overlooked.

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.

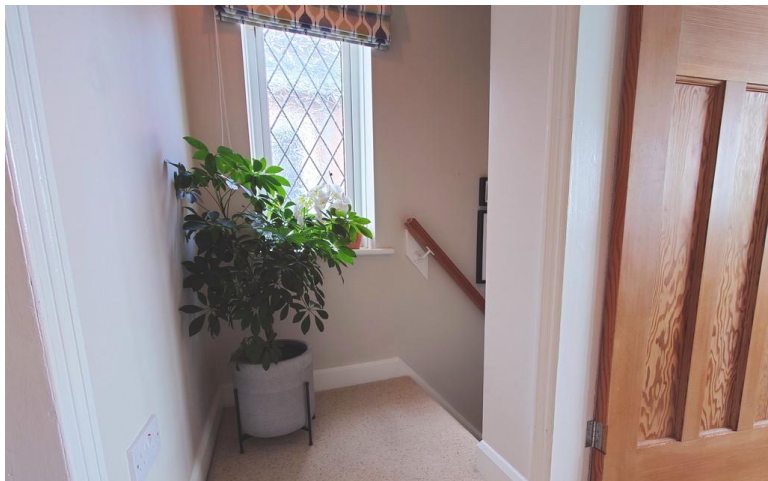
MORTGAGES

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 .

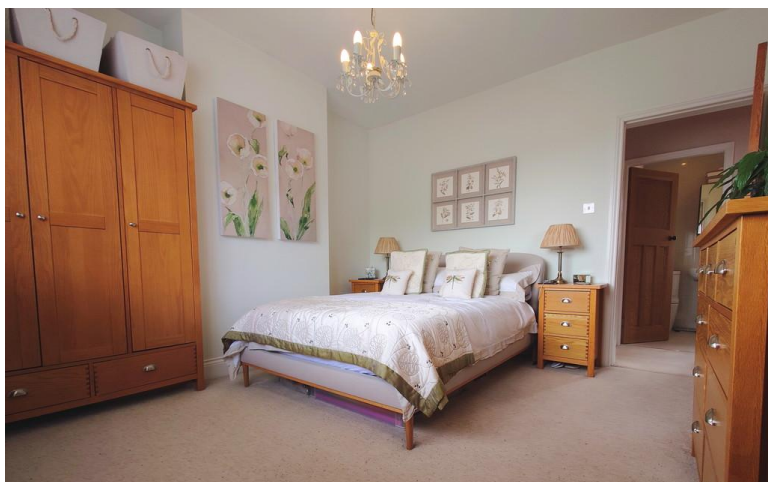




LOCAL AUTHORITY
Newcastle Borough Council.

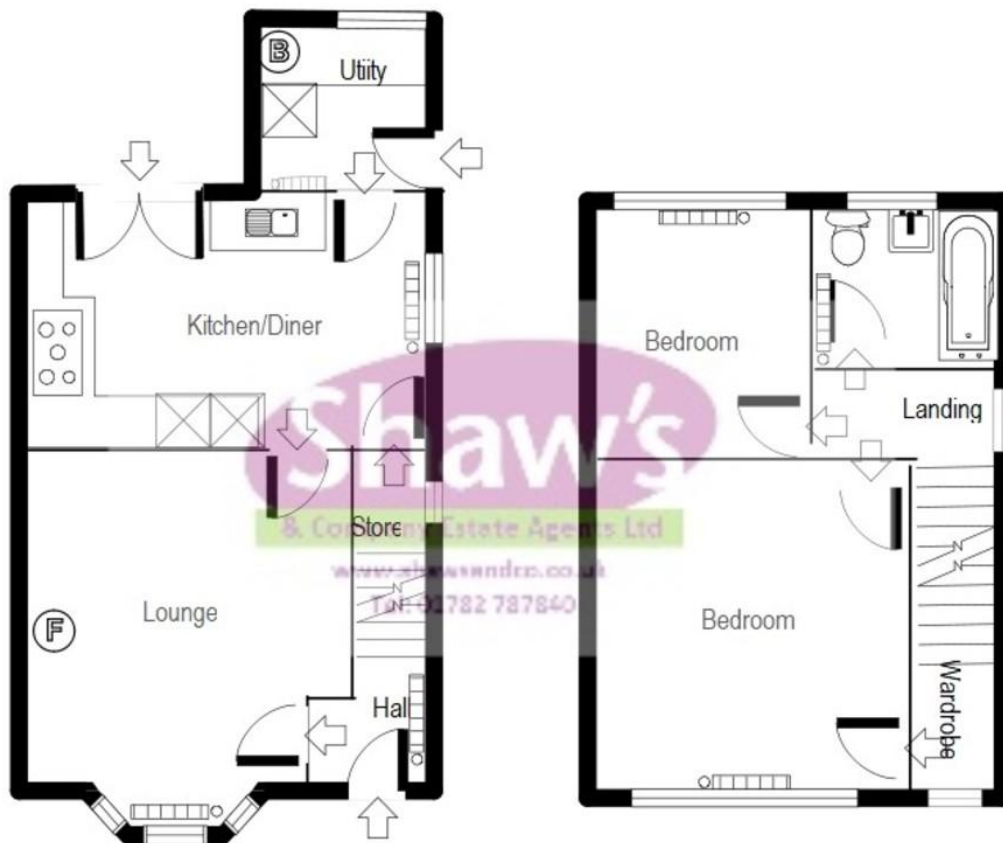
COUNCIL TAX BAND A

EPC RATING (PDF available online)
Current: 69C Potential: 83B









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

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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