



**Jasmin Way**  
**Packmoor, ST7 4UJ**

- DETACHED BUNGALOW
- WITHIN A POPULAR LOCATION
- CORNER PLOT, NO CHAIN
- CLOSE TO COUNTYSIDE
- PORCH, HALL, KITCHEN
- LOUNGE/ DINING ROOM
- 3 BEDROOMS, BATHROOM, ENSUITE
- UPVC D/GLAZING & GAS C/HEATING

**£279,995**







## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a detached bungalow situated within a enviable corner plot which must be seen to be fully appreciated, comprising an entrance porch, hallway with cloaks/store, a breakfast kitchen, a good sized lounge, inner hall, three bedrooms, a bathroom, ensuite. Externally a landscaped corner plot set behind a garden wall, driveway and a brick detached garage, rear garden area. UPVC double glazing and a new combi central heating boiler in Dec 2024. No chain. Viewing essential. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4UJ. Turn in to Handley Street an first right in to Jasmin Way, the property can be found on the right hand side as identified by our for sale sign.

### ENTRANCE PORCH

With UPVC door and windows. Tiled floor,





#### ENTRANCE HALL

Entered through a UPVC door. Store/cloaks cupboard. Coving to the ceiling, radiator. Tiled floor.

#### KITCHEN

10' 3" x 8' 1" (3.12m x 2.46m)

Window to the front elevation. A range of wall and base units, single drainer sink, worksurface. Built in oven, hob with extractor over. Splash back tiling to the walls, tiled floor. Radiator.

#### LOUNGE/DINER

18' x 11' 1" (5.49m x 3.38m)

Window to the front elevation with a pleasant outlook. Feature fireplace with inset electric fire. Coving to the ceiling. Radiator.



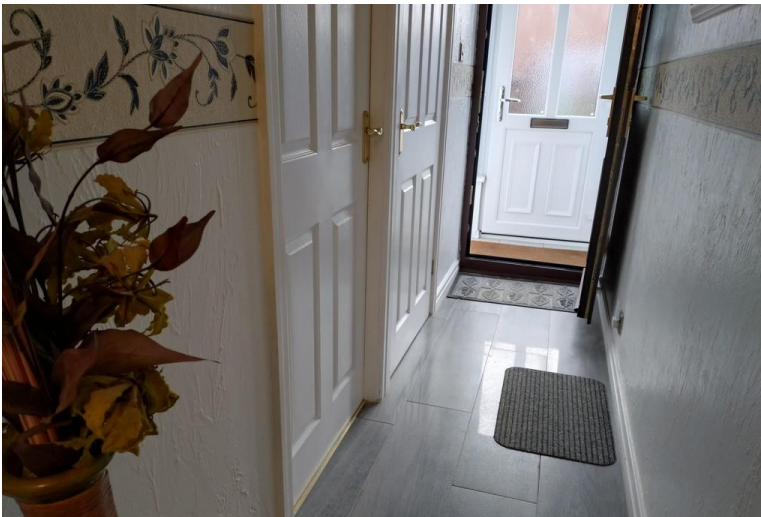
#### INNER HALL

Cupboard housing the newly installed gas central heating boiler in November 2024. Access to the loft. Laminate flooring.

#### BEDROOM ONE

13' 10" x 7' 11" (4.22m x 2.41m)

Window to the rear elevation. Laminate flooring, radiator. Door to:



#### ENSUITE

Updated suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Chrome towel radiator.

#### BEDROOM TWO

11' 4" x 7' 7" (3.45m x 2.31m)

Window to the rear elevation. Radiator.

#### BEDROOM THREE

10' x 7' 6" (3.05m x 2.29m)

Window to the side elevation. Radiator.



#### BATHROOM

Window to the side elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Tiled walls and floors. Radiator.

#### EXTERNALLY

##### FRONT/SIDE/REAR GARDEN

Enclosed by brick walls is a low maintenance garden with gravel borders. Block paved drive extends to the side and rear of the property.



#### **GARAGE**

18' 0" x 9' 0" (5.49m x 2.74m)

Brick built construction with a pitched tile roof. Up and over door.

#### **VIEWING ARRANGEMENTS**

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)

#### **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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

#### **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](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .

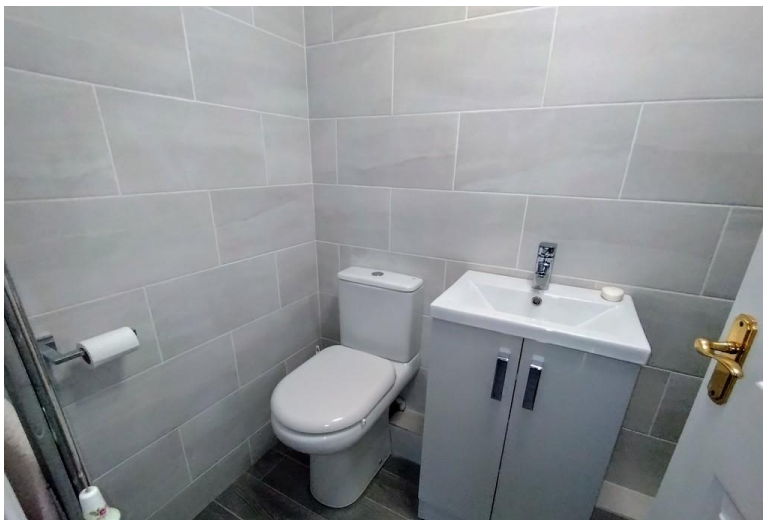
#### **LOCAL AUTHORITY**

Newcastle Borough Council.

#### **COUNCIL TAX BAND C**

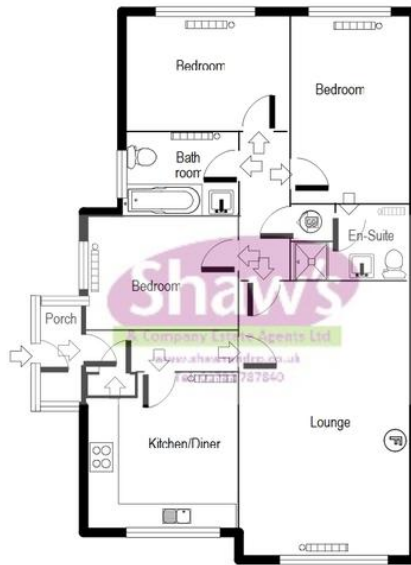
#### **EPC RATING (PDF available online)**

Current: Potential:









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