



Ian Road
Newchapel, ST7 4PW

- SEMI DETACHED HOUSE
- WITHIN A GOOD SIZED PLOT
- REQUIRIGN UPDATING ETC
- LOTS OF POTENTIAL
- HALL, LOUNGE, KITCHEN, UTILITY
- CLOAKS/W.C GARAGE
- TWO DOUBLE BEDROOMS, WET ROOM
- UPVC D/GLAZING & GAS C/HEATING

£134,995





Property Description

INTRO

A semi detached house within a good size plot with much potential to update & extend (subject to consent) comprising, hallway, lounge, kitchen, utility, cloaks/w.c, attached garage, requiring repairs etc, two double bedrooms, a first floor wet room. Externally a good sized plot with a front garden, driveway, good sized rear garden area. UPVC double glazing & gas central heating. Lots of potential for a developer looking for a project.

DIRECTIONS

Please follow Sat Nav for postcode ST7 4PW and the property can be found on the right hand side as identified by our for sale sign.

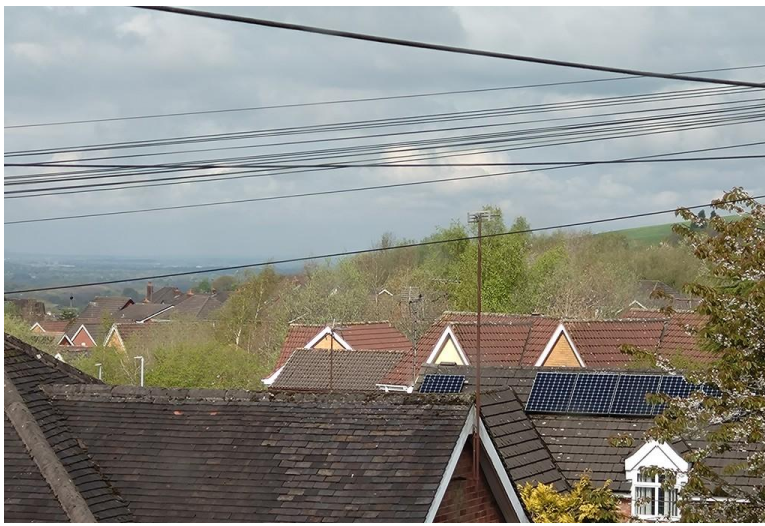
HALL

UPVC front door, radiator, staircase to the first floor.

LOUNGE

12' 5" x 12' (3.78m x 3.66m)
Window to the front, radiator.





KITCHEN

8' 5" x 7' 5" (2.57m x 2.26m)

With fitted base units, sink, space for appliances, double radiator, window to the rear.

UTILITY ROOM

9' x 4' 7" (2.74m x 1.4m)

UPVC rear access door, fitted base units, radiator.

SIDE HALL

Off the kitchen, door to the garage.

CLOAKS/WC

Low level W.C, wall mounted Worcester combi boiler. Internal window.

ATTACHED GARAGE

21' 11" x 10' 3" (6.68m x 3.12m)

Front entrance doors, rear door, requiring repairs etc Please note the roof is of Asbestos sheeting.

FIRST FLOOR LANDING

Window to the side.

BEDROOM ONE

15' 9 max" x 10' 11" (4.8m x 3.33m)

Two windows to the front, radiator.

BEDROOM TWO

10' 2" x 9' 2" (3.1m x 2.79m)

Window to the rear, radiator.

SHOWER/WET ROOM

With a low level W.C wash hand basin, splash back tiling, radiator, window to the rear.

FRONT GARDEN

A driveway provides parking, raised shrub border, potential to create more parking.

REAR GARDEN

A good sized rear garden area with potential to extend subject to planning consent. Please note our client informs us that The Electricity provider has a Wayleave agreement for the mains electric supply going to number 58

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





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 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 TBC

EPC RATING (PDF available online)

Current: 61D Potential: 71C

