



Florence House

Newtown, ST7 4QA

- DETACHED RESIDENCE
- INDIVIDUAL LARGE PLOT
- REFURBISHED & MODERNISED
- HIGH SPECIFICATION THROUGHOUT
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- SPACIOUS LOUNGE/DINING ROOM
- FAMILY/GARDEN ROOM
- SPACIOUS BEDROOMS & MODERN BATHROOM

£350,000





Property Description

INTRO

Shaw's & Co are proud to offer For Sale a stunning elegant detached residence completely re-modernised throughout to provide a truly magnificent detached residence within its own large own unique plot. A residence truly up to date in every detail yet with many character features, all of which must be viewed to be fully appreciated, comprising, entrance porch, reception hallway, a generous lounge/dining room, a stunning updated breakfast kitchen with appliances etc, a morning/snug room, a landing with classic Poppy window, three great double bedrooms, cloaks/w.c, a large beautiful family bathroom. Externally a great sized plot with landscaped gardens to the front, side & rear. Plenty of parking spaces for motor home, caravan, cars etc. A new build detached garage. UPVC double glazing & gas central heating. Viewing imperative without further delay. (draft details subject to approval)



DIRECTIONS

Please follow Sat Nav with postcode ST7 4QA. Proceed from Newchapel and the property can be found on the right hand side, as identified by our for sale sign.

COVERED ENTRANCE PORCH

With feature half circle brick work. Tiled floor. Composite door with glazed panels to:

ENTRANCE HALL

Staircase to the first floor. A feature "poppy" glazed window on the half landing. Tiled floor.



LOUNGE/DINER

22' 2" x 11' 5" MAX" (6.76m x 3.48m)

Dual aspect bay windows to the front elevation. A spacious reception room with a feature fireplace, two double radiators.

KITCHEN/BREAKFAST ROOM

15' 7" x 11' (4.75m x 3.35m)

A comprehensive range of updated modern wall and base units, 1.5 single drainer inset sink, composite worksurfaces. Pull out larder cupboard. Built in integrated appliances of a double oven, hob with extractor over. Integrated dishwasher, fridge and freezer. Tiled floor, downlighters. Defined dining area. Tiled floor. Splash back tiling to the work tops. Windows to the rear and side.



FAMILY ROOM/DINING ROOM

11' 8" x 9' 4" (3.56m x 2.84m)

Windows to both the side and rear elevations. Tiled floor. Part glazed door leads to the garden. Double radiator.

CLOAKROOM/W.C/UTILITY

Low level W.C, wash hand basin. Fitted worksurface with space below for appliances. Wall cupboard. Tiled floor. Window to the side.

FIRST FLOOR LANDING

A half landing with The Poppy feature window providing a lovely feature and lots of natural light. Access to the loft. Radiator. Doors to all the first floor rooms, window to the rear. :

BEDROOM ONE

11' 6" x 8' 6" (3.51m x 2.59m)

Bay window to the front elevation. Radiator. Door to:

CLOAKROOM/w.c

Window to the side elevation. Low level W.C, wash hand basin with vanity cabinet below. Radiator.





BEDROOM TWO

10' 10" x 7' 9" (3.3m x 2.36m)

Window to the rear elevation with a pleasant outlook, radiator.

BEDROOM THREE

10' 10" x 8' 3" (3.3m x 2.51m)

Bay window to the front elevation, radiator.



BATHROOM

8' 2" x 7' 5" (2.49m x 2.26m)

Window to the side elevation. Modern suite comprising: panelled bath with water fall mixer tap, corner shower cubicle with duel controls. Low level W.C, wash hand basin with vanity cabinet below. Tiled walls, downlighting, extractor fan.

EXTERNALLY

FRONT

With brick wall boundary and gate posts to the entry and there is a gravel garden with shrub borders. A further garden and parking to the side. Two further parking spaces prior to the entrance. A driveway leads to:

GARAGE

18' 0" x 13' 1" (5.5m x 4m)

Brick construction with an electric roll up front door. Electric light and power. Side access door.



REAR

Attracting the afternoon sun, a good sized garden area, The garden has a lawn area and an indian stone patio, a good degree of privacy and views.

GARDEN SUMMERHOUSE

11' 7" x 8' (3.53m x 2.44m)

A really useful addition to the garden an all weather garden summer house.



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.

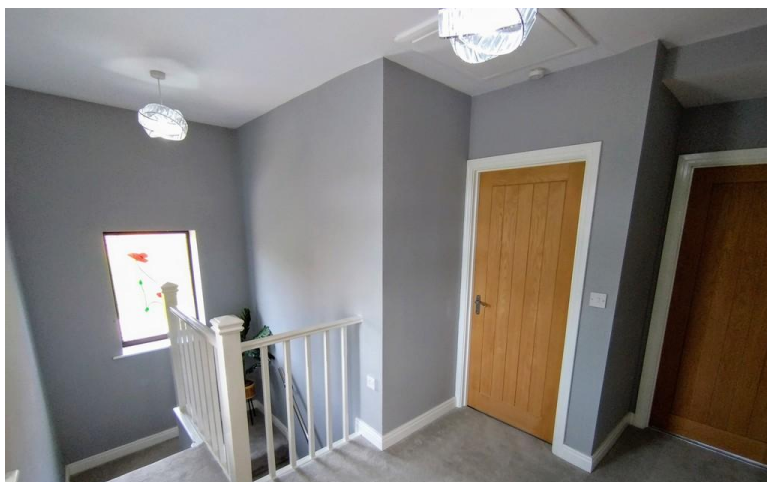


MORTGAGES

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 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 .



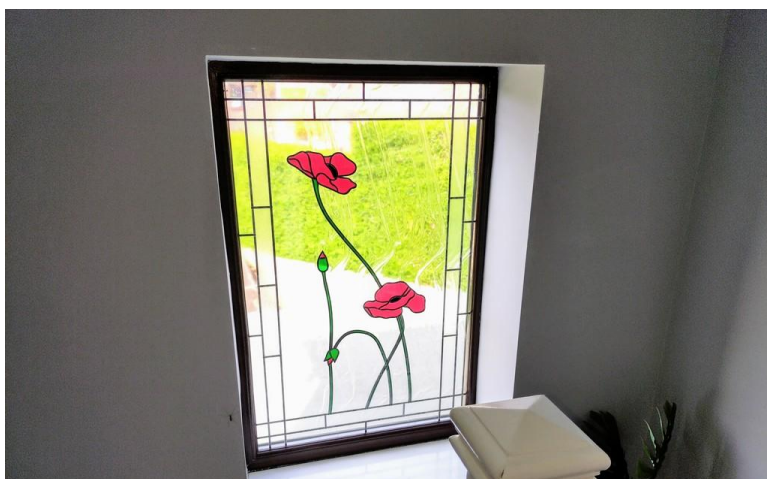
LOCAL AUTHORITY

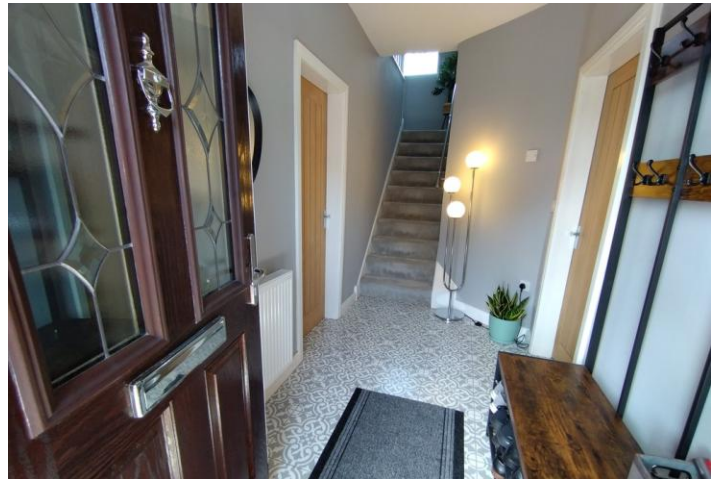
Newcastle Borough Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: Potential:









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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 and 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