



Lark Avenue

Kldsgrove, ST7 4YJ

- DETACHED RESIDENCE
- WITHIN A POPULAR LOCATION
- HALL, BAY WINDOW LOUNGE
- KITCHEN, UTILITY, DINING ROOM
- CLOAKS/W.C/STORAGE
- 4 BEDROOMS, BATHROOM & ENSUITE
- BEAUTIFUL LANDSCAPED REAR GARDEN
- UPVC D/GLAZING & GAS C/HEATING

£295,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented spacious detached house within a well regarded location, ideal for the growing family comprising, hall way, a bay window lounge, dining room to rear with patio doors, kitchen, utility, cloaks/w.c with storage, 3 double bedrooms, plus bedroom 4, ensuite & a family bathroom. An integral garage. Externally plenty of parking spaces, front garden, leading to a beautifully landscaped rear garden with borders and patio area all attracting afternoon sun. UPVC double glazing & gas central heating. Viewing essential without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4YJ. Turn in to Lark Avenue and the property can be found on the right hand side, as identified by our for sale sign.





ENTRANCE HALL

Entered through a part glazed Wheatherbeater aluminium front door. Staircase to the first floor, radiator. Door to integral garage.

CLOAKROOM

Window to the side elevation. Low level W.C, wash hand basin with a cabinet, radiator. Understairs store area.

LOUNGE

14' 8" x 10' 3" (4.47m x 3.12m)

Walk in bay window to the front elevation. Feature fireplace with inset fire, coving to the ceiling, radiator.



DINING ROOM

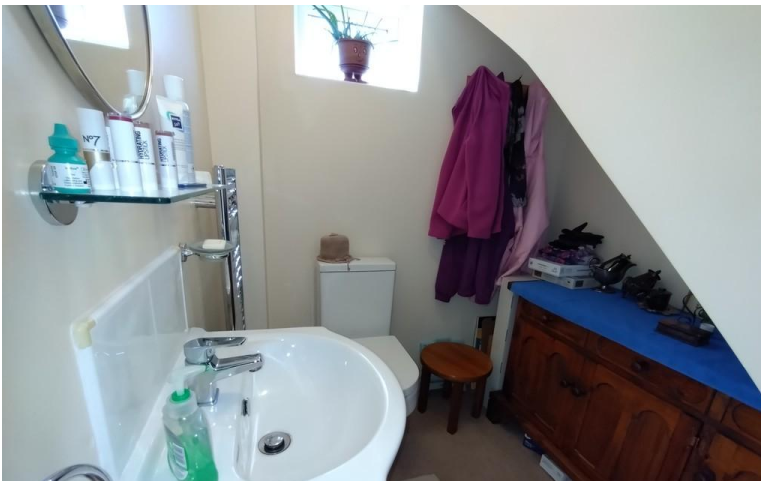
10' 2" x 8' 8" (3.1m x 0m)

Patio doors to the rear garden. Radiator, coving to the ceiling.

KITCHEN

9' 1" x 11' (2.77m x 3.35m)

Two windows to the rear elevation. A range of wall and base units, one and a half bowl single drainer sink unit, worksurfaces. Built in double oven, gas hob with extractor above. Space for appliances, splash back tiling. Laminate flooring. Door to:



UTILITY ROOM

9' 0" x 3' 10" (2.74m x 1.17m)

Fitted wall and base units, single drainer sink unit, worksurface. Space for appliances. Part glazed external access door. Radiator.

FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Doors to:

BEDROOM ONE

10' x 15' 6" (3.05m x 4.72m)

Two windows to the rear elevation. A range of fitted wardrobes, radiator. Door to:



ENSUITE

Enclosed shower cubicle, low level W.C, wash hand basin. Splash back tiling, radiator.

BEDROOM TWO

9' 10" x 8' 11" (3m x 2.72m)

Window to the front elevation. A range of fitted wardrobes, radiator.



BEDROOM THREE

12' 9" x 11' 3" (3.89m x 3.43m)

Window to the front elevation, radiator.

BEDROOM FOUR

10' x 6' (3.05m x 1.83m)

Window to the rear elevation, radiator.

BATHROOM

Window to the side elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Chrome towel radiator.



EXTERNALLY

FRONTAGE

A generous driveway space provides off road parking. Shrub border, pathway leads alongside the property to:

REAR

A beautiful landscaped garden which attracts both the afternoon and evening sun. A paved patio with a pathway running through the garden. Shrub borders. Awning attached to the rear of the property.

INTEGRAL GARAGE

16'9 X 8'10

With electric roll up front door, electric light and power. Doorway leads to the hallway.



VIEWING ARRANGEMENTS

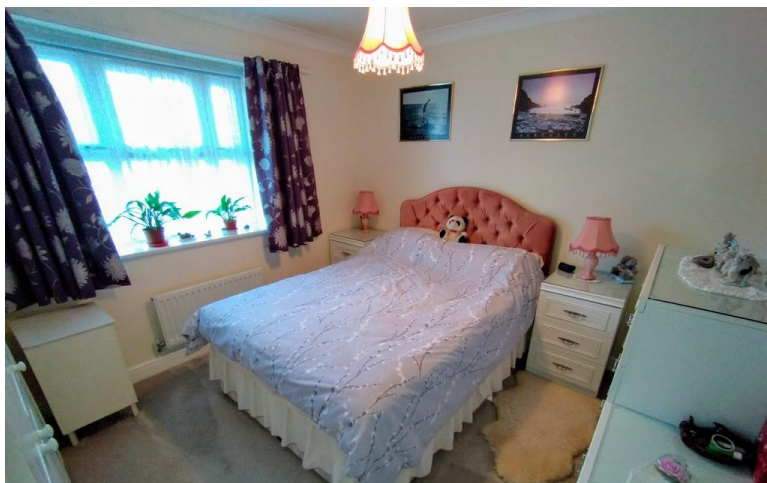
Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

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 D

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 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