



Glebe Street

Butt Lane, ST7 1NP

- SEMI DETACHED HOUSE
- CONVENIENT LOCATION
- NO CHAIN
- HALL, KITCHEN, LOUNGE TO REAR
- GROUND FLOOR SHOWER ROOM
- TWO BEDROOMS, FIRST FLOOR BATHROOM
- REAR GARDEN AREA
- EASY ACCESS TO THE A500/A34

£145,000





Property Description

INTRO

Offering an ideal first time buy and/or an investment for a landlord. A modern build semi detached house with NO CHAIN - Comprising, hallway, kitchen, a lounge to the rear with french doors, a large master bedroom, first floor bathroom, and a second bedroom. Externally a forecourt to the frontage, a garden is located to the rear of the house. UPVC double glazing & gas central heating. We gather the rental potential is approx £700 to £750pcm. Access is easy to all amenities with the A34/A500 close by. Viewing essential!

DIRECTIONS

Please follow Sat Nav with postcode ST7 1NP. Turn off Old Butt Lane in to Church Street, the in to Glebe Street. The property can be found on the left hand side, as identified by our for sale sign.

CANOPY PORCH



HALLWAY

Entered through a UPVC door with stained and leaded glazed panel. Laminate flooring, turn flight staircase to the first floor, radiator.

SHOWER ROOM

Suite comprising: corner shower cubicle, with showerboarding and glass shower screen, low level W/C, wash hand basin. Understairs store cupboard. Wall mounted Biasi combination boiler. Extractor fan.

KITCHEN

13' 6" x 6' 8" (4.11m x 2.03m)

Window to the front elevation. A range of wall and base units, stainless steel single drainer sink with mixer tap, work surface. Built in oven and hob with extractor over. Integrated fridge, space and plumbing for washing machine. Part tiled walls, radiator.



LOUNGE/DINER

13' 1" x 11' (3.99m x 3.35m)

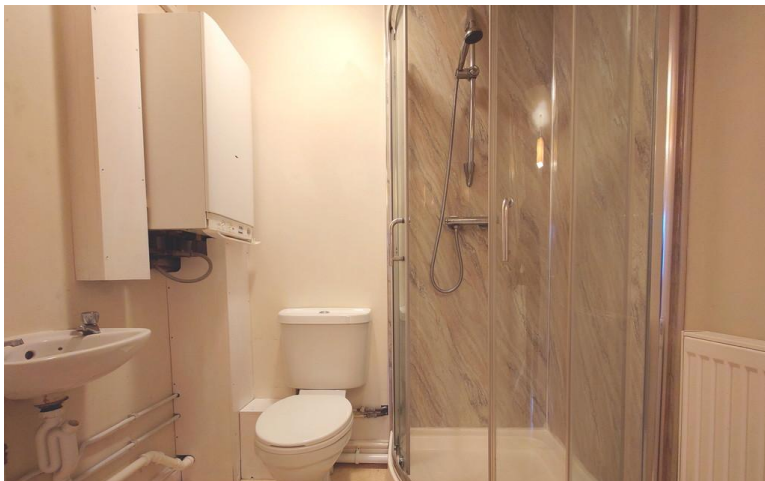
Window to the rear elevation. Coal effect gas fire with a marble hearth and surround. Radiator. French doors lead to the garden.

FIRST FLOOR LANDING

BEDROOM ONE

14' 1" x 13' 1" (4.29m x 3.99m)

A spacious main bedroom with window to the rear elevation. Access to the loft, radiator.



BEDROOM TWO

13' 2" x 9' 8" (4.01m x 2.95m)

Window to the front elevation, radiator.

BATHROOM

Suite comprising panelled bath with shower mixer, low level W/C, wash hand basin. Splash back tiling to the walls, downlighters to the ceiling, radiator.



EXTERNALLY

REAR

Paved patio and lawn area. Enclosed with fencing.

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.

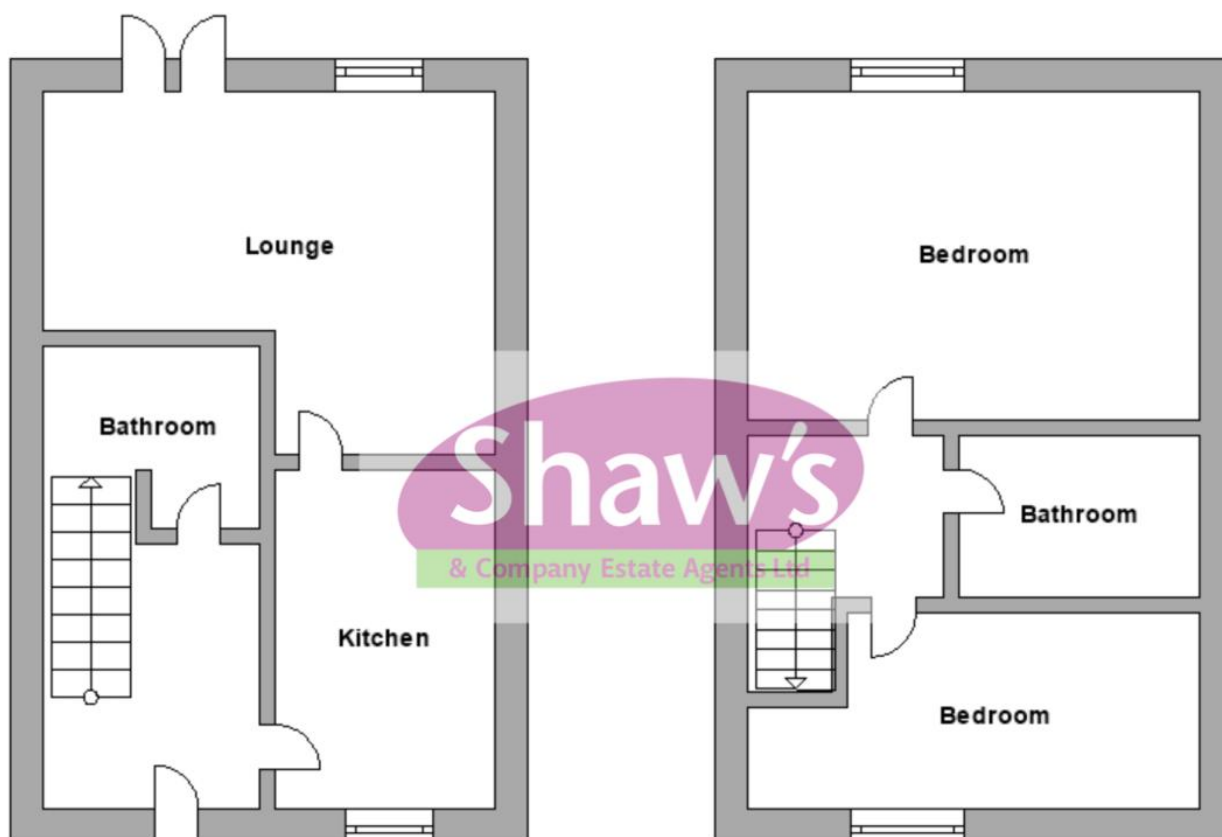
COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: 74C Potential: 79C







Whilst every attempt has been made to ensure the accuracy of the floorplan 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 floorplan 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 and 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.