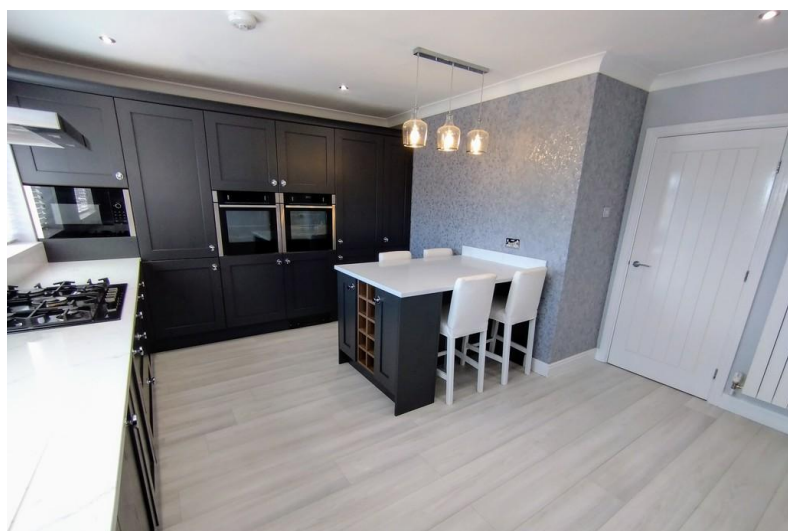


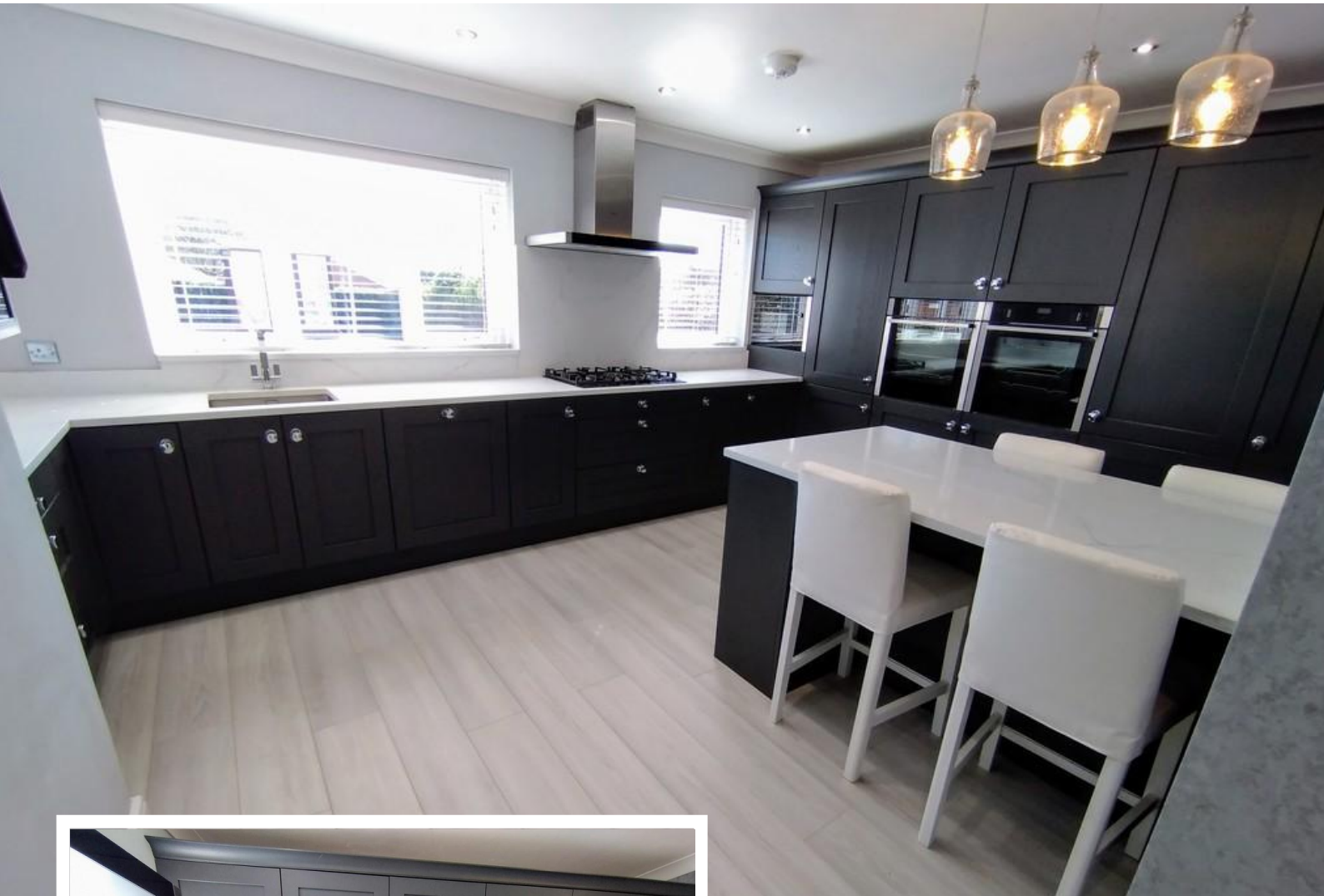


Long Lane Harriseahead, ST7 4LQ

- DETACHED RESIDENCE
- WELL APPOINTED LAYOUT
- NO CHAIN
- GOOD SIZED INDIVIDUAL PLOT
- HALL, CLOAKS/W.C
- UPDATED BREAKFAST KITCHEN
- SPACIOUS LOUNGE, DINING ROOM
- CONSERVATORY, UTILITY

£450,000





Property Description

INTRO

A beautifully presented & improved spacious detached residence, with no chain, of approx 165 sqm which must be viewed to be fully appreciated. A pleasant spacious layout throughout, ideal for the growing family. Comprising, entrance hall, spacious 21' lounge, attached conservatory, dining room, and a well appointed updated spacious breakfast kitchen with appliances, utility room, integral double garage, four good sized bedrooms, ensuite, family bathroom. The master bedroom is approx 23' x 14'4. Externally a double width driveway, leading to the rear landscaped good size south facing rear garden & patio. UPVC double glazing & gas central heating. Access to easy to amenities & facilities, with countryside on the door step. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST7 4LQ proceed from Newchapel and along Long Lane and the property can be found on the right hand side as identified by our For Sale Sign.



ENTRANCE HALL

A Composite entrance door with glazed panels, radiator, laminate flooring, window to the side staircase to the first floor.

CLOAKS/W.C

Comprising a low level w.c, wash hand basin, Chrome towel radiator.

LOUNGE

21' 11" x 12' 11" (6.68m x 3.94m)

A box bay window to the front, two radiators, coving to the ceiling. French doors to the rear garden. Double doors to the dining room



CONSERVATORY

12' 0" x 9' 1" (3.66m x 2.77m)

A brick base upvc conservatory, laminate flooring.

DINING ROOM

13' 6" x 9' 6" (4.11m x 2.9m)

Window to the rear, radiator door to:

KITCHEN

16' 8" x 13' 7" (5.08m x 4.14m)

Comprising an extensive fitted kitchen with base and wall units, worksurfaces built in oven, integrated dish washer, microwave, wind cooler.. Breakfast bar, laminate flooring, two windows to the rear.



UTILITY ROOM

8' 4" x 5' 9" (2.54m x 1.75m)

Comprising base units and a single drainer sink unit. External side access door. Glow Worm gas boiler.

INTERGRAL DOUBLE GARAGE

17' 3" x 14' 4" (5.26m x 4.37m)

Up and over electric door, window to the side, electric light and power.



FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

28' 8" x 14' 4" (8.74m x 4.37m)

Windows to both the front and rear elevations. Dressing area. Radiator. A spacious room with potential to split, creating either an extra bedroom or office space. Door to:

ENSUITE

Window to the rear elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Radiator.



BEDROOM TWO

12' x 8' 5" (3.66m x 2.57m)

Window to the rear elevation, radiator.

BEDROOM THREE

11' 4" x 11' (3.45m x 3.35m)

Window to the rear elevation, radiator.

BEDROOM FOUR

9' 11" x 8' (3.02m x 2.44m)

Window to the front elevation, radiator.



BATHROOM

8' 5" x 8' 3" (2.57m x 2.51m)

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

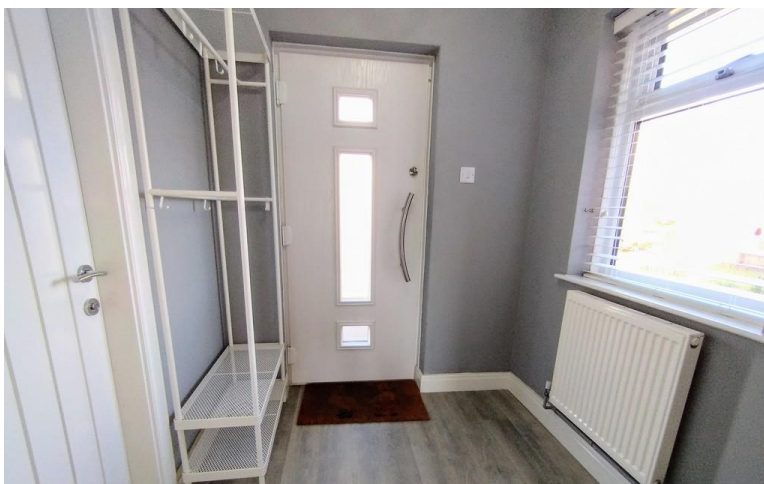
EXTERNALLY

FRONTAGE

A landscaped garden with shrub borders. A generous size driveway provides double width parking.

REAR

A good sized landscaped garden laid to lawn with a patio. Pathway leads to a further patio area.



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

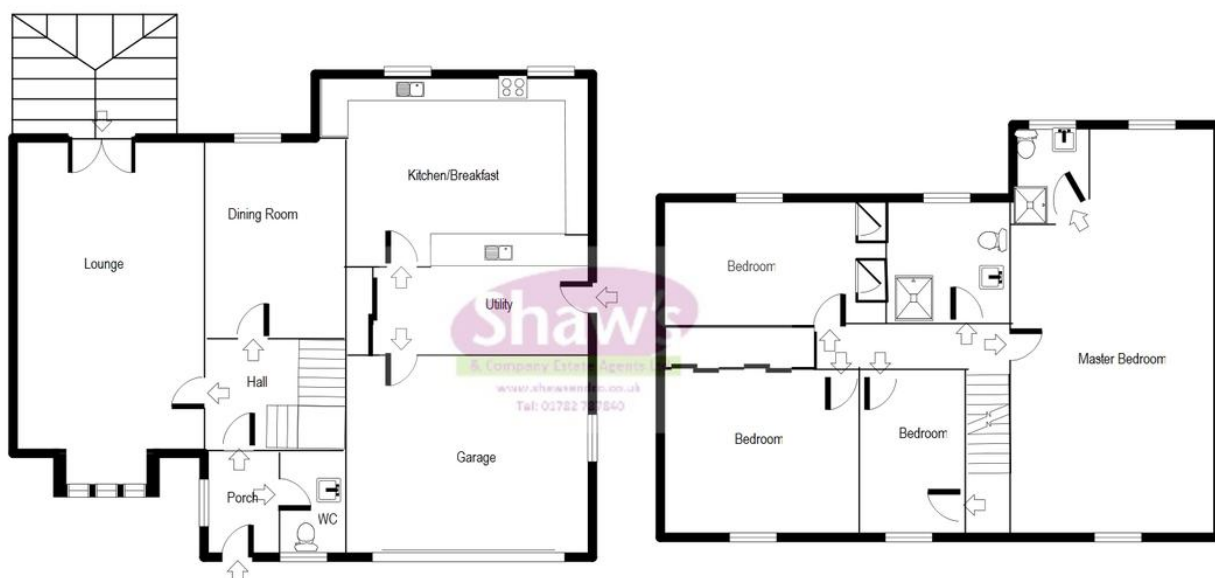
EPC RATING (PDF available online)

Current: Potential:









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.
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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