



Ian Road

Newchapel, ST7 4PW

- A TWO BEDROOM SEMI
- CLOAKS/W.C, UPDATED FIRST FLOOR SHOWER ROOM
- WITHIN A POPULAR LOCATION
- TWO DOUBLE BEDROOMS
- VERY LARGE REAR GARDEN
- NO CHAIN, CONVENIENT LOCATION
- HALL, LOUNGE, KITCHEN/DINING ROOM
- EASY ACCESS TO THE A500/A34

£155,000





Property Description

INTRO

A well presented semi detached house offered For Sale with no chain and within a large garden plot, located within a popular area. An ideal first time buyer home, comprising, hall, lounge, kitchen/dining room, bay windows to the front & rear, two double bedrooms, a first floor updated shower room. Externally a front garden leading to the large good sized rear garden suitable for hobbies interests etc or plenty of space to extend subject to consent. UPVC double glazing, gas combi central heating. Some further potential. The property is within easy access to all the local amenities yet with good road links to the larger towns etc. Viewing essential.

DIRECTIONS

Please follow Sat Nav with postcode ST7 4PW. Turn off Pennyfields Road in to Ian Road and the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL



Entered through a UPVC door. Staircase to the first floor, radiator.

LOUNGE

12' 6" x 12' 5" (3.81m x 3.78m)

Bow window to the front elevation. Feature fireplace, (the gas fire is capped off) under stairs store area with electric consumer unit, window to the side, external store area, radiator.

KITCHEN/DINER

12' 6" x 8' 4" (3.81m x 2.54m)

Two windows to the rear elevation. A range of wall and base units, inset sink, worksurface, radiator.



REAR HALL

A part glazed external entrance door. UPVC internal access door we are informed with fitted safety glass. Door to:

CLOAKROOM

Low level W.C. Radiator, window to the side. Vaillant combi gas boiler.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

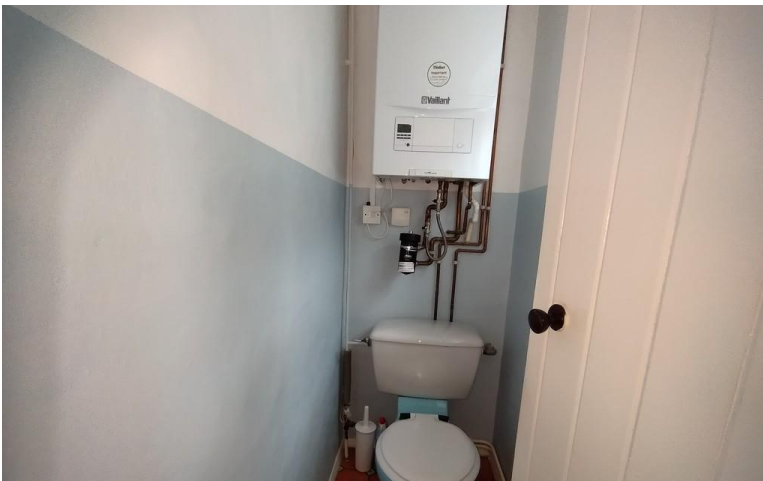
12' 6" x 10' 11" (3.81m x 3.33m)

Window to the front elevation. Feature tiled fireplace, radiator. Built in cupboards. A small walk in wardrobe area with a window.

BEDROOM TWO

10' 1" x 9' 2" (3.07m x 2.79m)

A double bedroom over looking the rear garden area. Window to the rear elevation, radiator.



SHOWER ROOM

7' x 6' 1" (2.13m x 1.85m)

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



EXTERNALLY

FRONT GARDEN

A landscaped garden with shrub borders. A pathway leads to the front door and rear of the house.

REAR

A generous rear garden area with a paved patio and well stocked shrub borders leading to a laid to lawn garden, extending further again laid to a lawn.



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

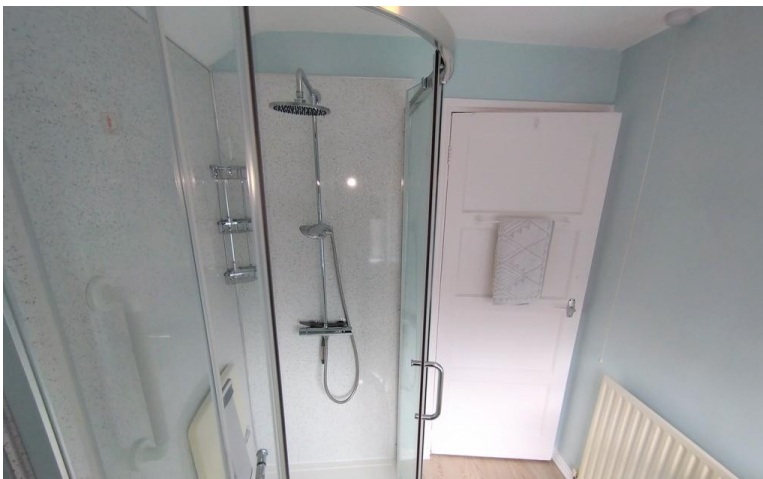
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on 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: 66D Potential: 75C

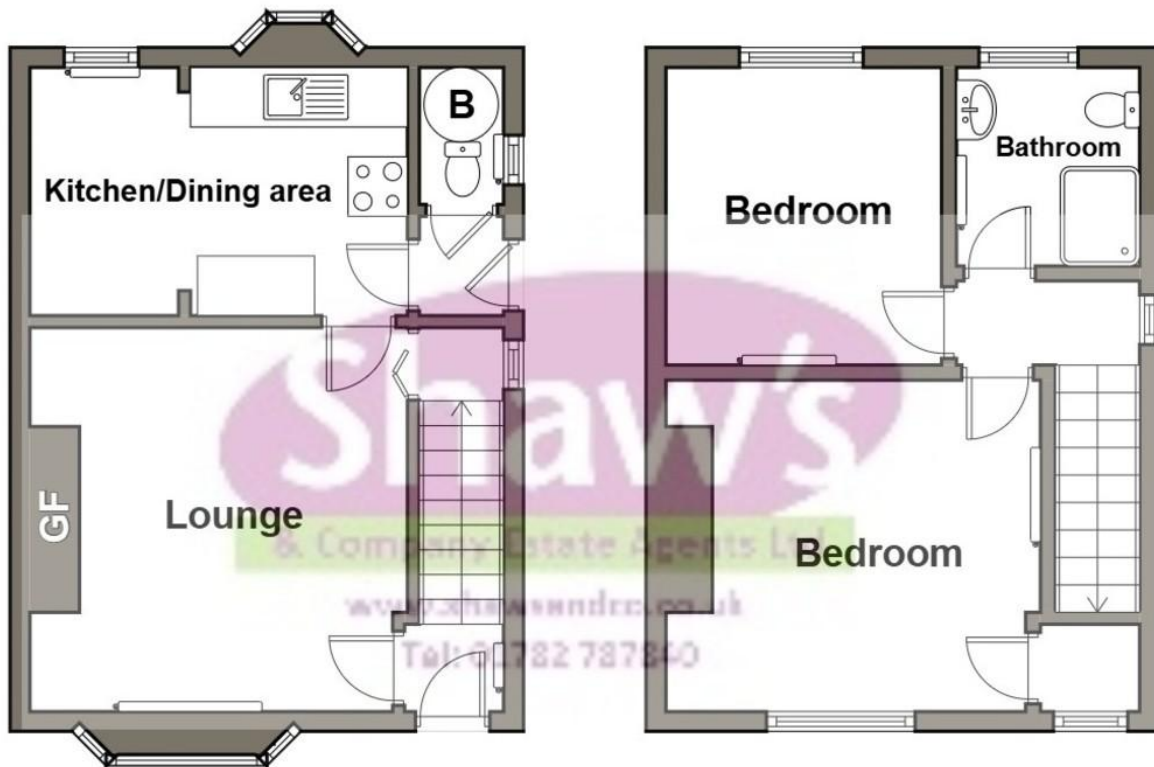


18 lan Road, St7 4PW





18 Ian Road, St7 4PW



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.

43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

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.