



Sands Road
Harriseahead, ST7 4JZ

- BEAUTIFULLY PRESENTED
- SEMI DETACHED RESIDENCE
- OPEN VIEWS & COUNTRYSIDE TO REAR
- HALL, BAY WINDOW LOUNGE & STOVE
- BREAKFAST KITCHEN, G F SHOWER RM
- THREE BEDROOMS
- LANDSCAPED GARDENS, DRIVEWAY
- UPVC D/G, GCH

£195,000





Property Description

INTRO

Offering a brilliant opportunity to acquire a lovely well presented semi detached house within this semi rural location which must be viewed to be fully appreciated, comprising, entrance hall, a bay window lounge, a breakfast kitchen, a ground floor white updated shower room, three bedrooms. A far reaching view over open fields and towards Mow Cop Castle. Externally a good sized plot with a landscaped front garden with a driveway. A landscaped rear garden area with patio areas, all low maintenance outside space. The garden attracts the afternoon sun, open farm land to the rear providing far reaching open views. The property is heated by gas central heating and a multi stove in the lounge, UPVC double glazing. Access to amenities is easy with larger towns close by with road, rail links, cycle ways etc. Viewing essential. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4JZ. Proceed along High Street Harriseahead, in to Sands Road and the





property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL

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

LOUNGE

15' 1" x 11' 9" (4.6m x 3.58m)

Bay window to the front elevation. Feature fireplace with free standing multi stove, coving to the ceiling, laminate flooring, radiator.



KITCHEN

9' 8" x 7' 7" (2.95m x 2.31m)

Windows to the side and rear elevations. A range of wall and base units, inset sink, worksurface. Space for appliances. Splash back tiling, tiled floor. Understairs store area, UPVC stable style access door to the side.

SHOWER ROOM

7' 9" x 4' 9" (2.36m x 1.45m)

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

FIRST FLOOR LANDING

Window to the side elevation, access to the loft. Doors to:



BEDROOM ONE

10' 11" x 10' 6 plus recess area" (3.33m x 3.2m)

Two window to the front elevation, radiator.

BEDROOM TWO

12' x 8' (3.66m x 2.44m)

Window to the rear elevation, with views over open fields towards Mow Cop Castle. Radiator.

BEDROOM THREE

8' 9" x 6' 1" (2.67m x 1.85m)

Window to the rear elevation, radiator.



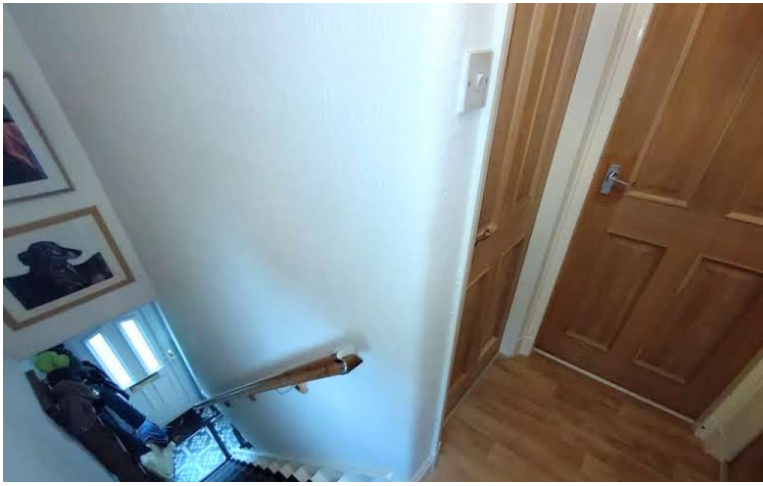
EXTERNALLY

FRONTAGE

A generous size landscaped garden, laid to lawn with shrub borders. A gravelled parking area. A double width pathway leads to the side of the property.

REAR

Attracting the afternoon sun, with open fields and views towards Mow Cop. A paved patio leading to a landscaped garden with gravelled and shrub borders.



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 B

EPC RATING (PDF available online)

Current: Potential:







9 Sands Road



9 Sands Road



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.

Made with Floor Plan Creator