



**Laurel Drive**  
**Harriseahead, ST7 4LP**

- A DETACHED BUNGALOW
- WITHIN A POPULAR LOCATION
- BEAUTIFULLY PRESENTED
- HALL, BREAKFAST KITCHEN
- SPAIOUS LOUNGE/DINING ROOM
- TWO DOUBLE BEDROOMS inc Fitted Wardrobes
- OFFICE/STUDY
- FAMILY BATHROOM (Former Bedroom3)

**£279,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented detached bungalow within a popular location, comprising: hall, kitchen, a spacious lounge/dining room, office/study, inner hall, two double bedrooms, a family bathroom, (formerly bedroom 3) Externally landscaped low maintenance front garden area, a long driveway, a large detached brick garage & work shop with a pitched roof. A low maintenance landscaped rear garden area. UPVC double glazing & electrical heating. A pleasant residential location with access to all amenities close by, with road links to nearby towns etc. Viewing essential!

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4LP. Turn in to Laurel Drive 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 with a part glazed panel. Timber flooring, storage heater. Part glazed door to:



#### KITCHEN

10' 2" x 8' 11" (3.1m x 2.72m)

Window to the front elevation. A range of wall and base units, inset sink, worksurface. Electric cooker space, integrated fridge freezer. Breakfast bar, timber flooring.

#### OFFICE

8' 11" x 5' 3" (2.72m x 1.6m)

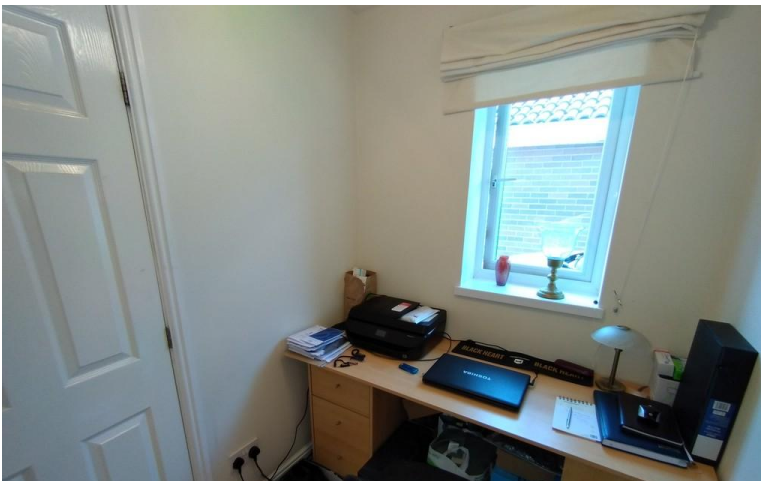
Window to the side elevation. Built in storage.

#### LOUNGE/DINER

19' 10" x 11' 10" (6.05m x 3.61m)

Bay window to the front elevation. Coving to the ceiling.

Two electric storage heaters.



#### INNER HALL

Access to the loft.

#### BEDROOM ONE

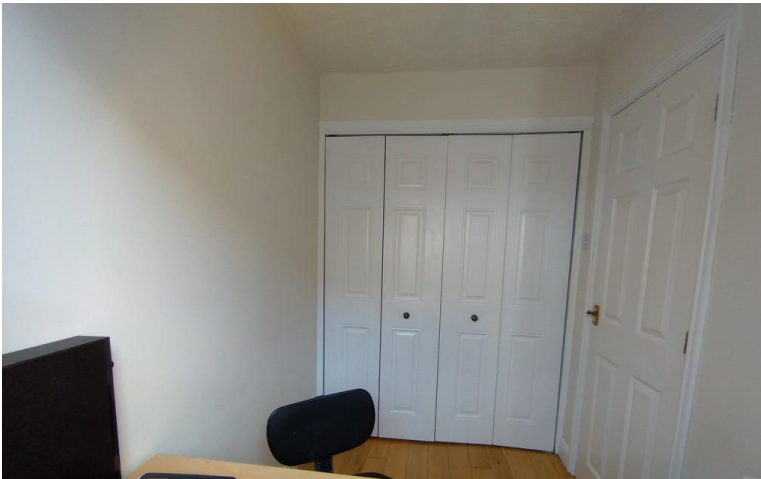
12' x 8' 11" (3.66m x 2.72m)

Window to the rear elevation. Built in wardrobes, storage heater.

#### BEDROOM TWO

11' 10" x 8' 11" (3.61m x 2.72m)

Window to the rear elevation. Built in wardrobes, storage heater.



#### BATHROOM

8' 10" x 5' 10" (2.69m x 1.78m)

Formerly bedroom three. Window to the side elevation. Suite comprising: panelled bath with electric shower over, low level W.C, wash hand basin. Chrome towel radiator.

#### EXTERNALLY

#### FRONTAGE

A low maintenance garden with gravel borders. A long driveway provides ample off road parking.



#### REAR

Attracting the afternoon and evening sun, is a landscaped garden providing a good degree of privacy. A paved patio with gravel borders.

#### LARGE DETACHED GARAGE

19' 3" x 14' (5.87m x 4.27m)

Brick construction with a tiled pitched roof. Up and over front door, window to the side elevation. Boarded loft for storage. A useful gated storage area at the rear of the garage.



#### 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](mailto: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](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .

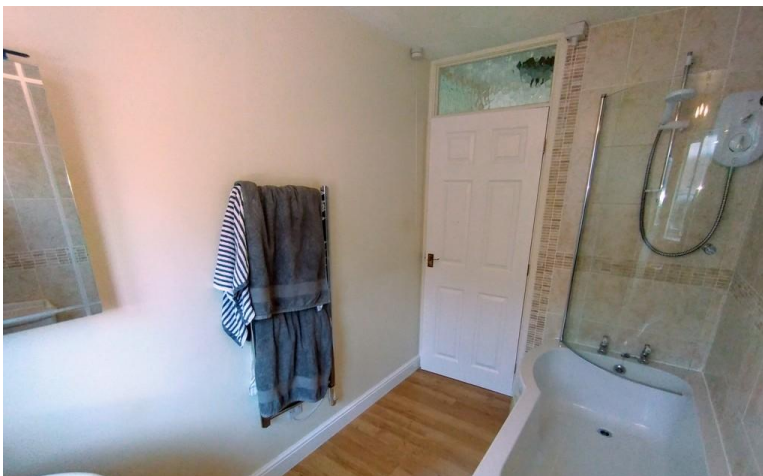
#### LOCAL AUTHORITY

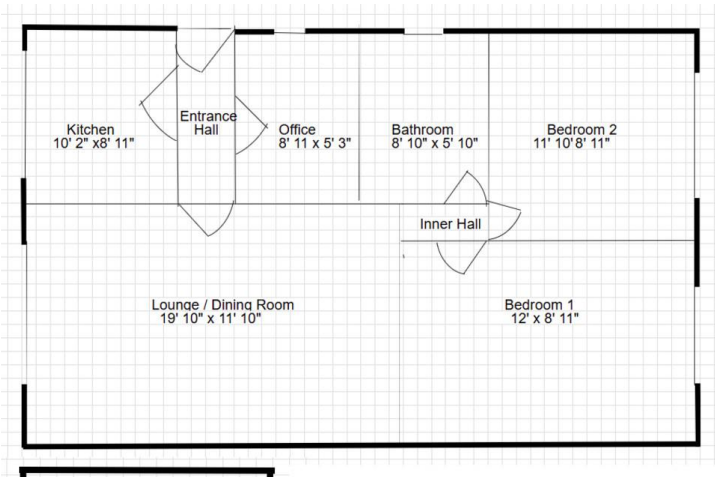
Newcastle Borough Council.

#### COUNCIL TAX BAND C

#### EPC RATING (PDF available online)

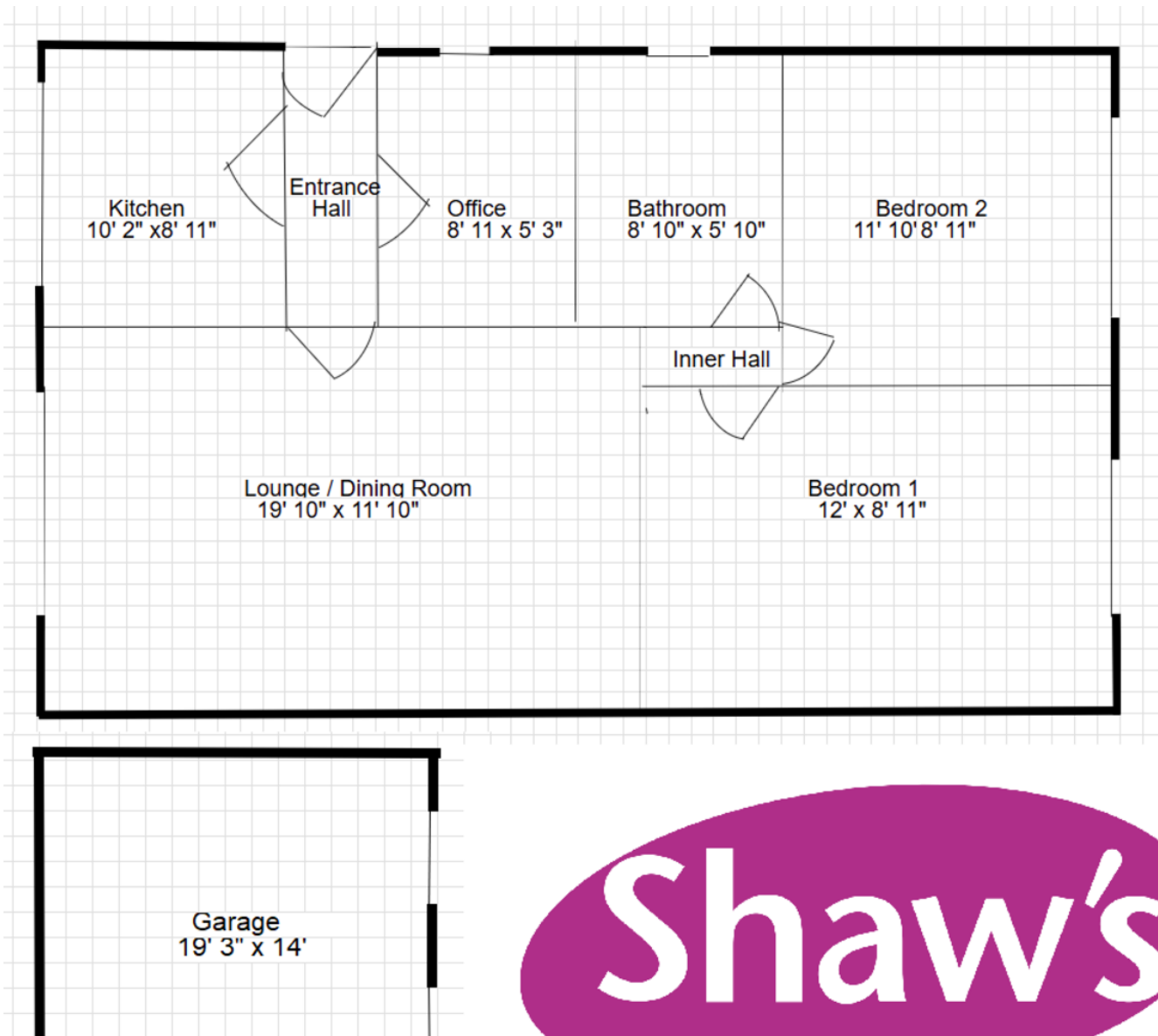
Current: 49E Potential: 82B











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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