



Laurel Drive
Harriseahead, ST7 4LP

- DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED & IMPROVED
- HALL, UPDATED HOWDENS KITCHEN
- WELL APPOINTED SHOWER ROOM
- THREE BEDROOMS
- SPACIOUS LOUNGE/DINING ROOM
- UPVC D/G, UPDATED ELECTIRCAL HEATING
- DOUBLE GARAGE

£285,000





Property Description

INTRO

Located within a well regarded location a beautifully presented and improved detached bungalow which must be viewed to be appreciated comprising, hallway, a well appointed updated Dove Grey style Howden's kitchen with integrated appliances, a spacious lounge/dining room, an updated shower room with a double shower, inner hall, three bedrooms. Externally are landscaped low maintenance gardens to the the front and rear, a good sized driveway leads to the double garage. UPVC double glazing & updated Rointe electrical heating. Viewing essential without further delay.

DIRECTIONS

Please follow Sat Nav with postcode ST7 4LP. On entering Laurel Drive the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a composite door with glazed panel. Electric heater. Tiled floor. Door to:



KITCHEN

10' 2" x 8' 9" (3.1m x 2.67m)

Window to the front elevation. An updated Dove Grey fitted kitchen from Howdens range, comprising: Wall and base units, single drainer sink unit, worksurfaces.

Integrated microwave, built in electric oven and hob with extractor over. Spaces for a dishwasher and washing machine. Electric room heater. Two ceiling lights.

LOUNGE/DINER

19' 7" x 12' (5.97m x 3.66m)

Bow window to the front elevation. Three electric heaters. Door to:



INNER HALL

Access to the loft. Doors to:

BEDROOM ONE

14' 2" x 9' (4.32m x 2.74m)

Window to the rear elevation. Electric heater.

BEDROOM TWO

9' 11" x 8' 10" (3.02m x 2.69m)

Window to the rear elevation. Electric heater.

BEDROOM THREE

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

Window to the side elevation. Electric heater.



SHOWER ROOM

Located off the Hallway, Window to the side elevation. A updated pleasant suite comprising: enclosed double shower cubicle with electric shower, low level W.C, wash hand basin. A chrome electric towel radiator. Splash back tiling and tiled floor. Ceiling down lighters.

EXTERNALLY

FRONTAGE

A landscaped garden with shrub borders. A good sized driveway provides off road parking.

DOUBLE GARAGE

18' 11" x 15' 7" (5.77m x 4.75m)

Electric up and over door, window to the side elevation, electric light and power.

REAR

A landscaped garden with gravel borders. Paved patio.

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:









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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 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