

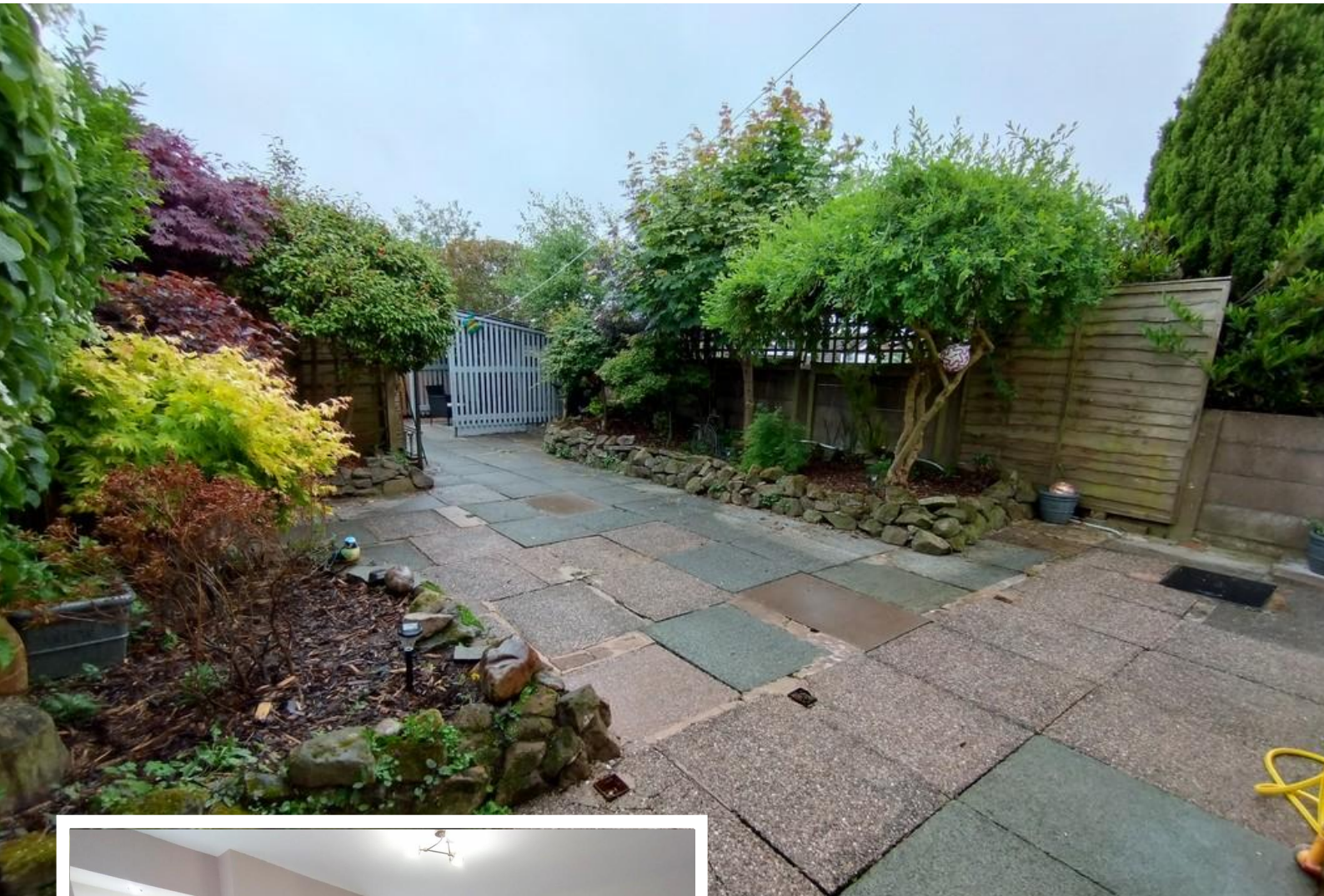


Long Lane
Harriseahead, ST7 4LQ

- BEAUTIFULLY PRESENTED
- UPDATED & IMPROVED THOUGHOUT
- A SPACIOUS SEMI DETACHED
- AN IDEAL FIRST BUY/FAMILY HOME
- SEMI RURAL LOCATION
- HALL, LOUNGE WITH MEDIA WALL
- DINING ROOM & UPDATED KITCHEN
- TWO BEDROOMS, DRESSING ROOM

£209,500





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale an ideal opportunity to purchase a beautifully presented extended updated mature semi detached house within this semi rural location which must be viewed to be fully appreciated comprising entrance hallway, lounge with a media wall, a dining room, a kitchen with updated units & built in appliances, on the first floor a double bedroom, a rear bedroom with a dressing room off, (possible potential to separate) a first floor updated white bathroom with a separate shower and bath as well. Externally a good sized plot with plenty of parking to the front, access to the side of the house. A pleasant rear garden area with paving and shrub borders and a great degree of privacy. UPVC double glazing & gas central heating. The property is within easy access to all amenities with excellent access to larger towns nearby. Viewing imperative!

ENTRANCE HALL

With the staircase to the first floor, radiator, laminate flooring. A part glazed door to;





LOUNGE

14' 6" x 12' 1" (4.42m x 3.68m)

Window to the front, radiator. Laminate flooring. A media wall with plenty of storage space with recessed spot lighting.

DINING ROOM

15' 8" x 7' 11" (4.78m x 2.41m)

Window to the side, radiator, laminate flooring. Under stairs store area.



KITCHEN

10' 9" x 6' (3.28m x 1.83m)

With an updated fitted kitchen, with a range of base and wall units, single drainer sink unit, integrated fridge, freezer, oven and hob. Window to the rear radiator.

FIRST FLOOR LANDING

BEDROOM ONE

12' 5" x 12' 3 plus wardrobes" (3.78m x 3.73m)

Window to the rear, over stairs store area, radiator.

BEDROOM TWO

8' 10" x 8' 2" (2.69m x 2.49m)

Window to the rear, radiator. Access to;



DRESSING ROOM

6' 3" x 4' 9" (1.91m x 1.45m)

Window to the rear, radiator.

BATHROOM

12' 4" x 5' 8" (3.76m x 1.73m)

An updated suite with a panelled bath, low level W.C wash hand basin, separate shower cubicle with an electric shower, splash back tiling, window to the rear, radiator.

EXTERNALLY

A front garden area with the driveway to provide parking spaces.



REAR GARDEN

A paved rear garden area with shrub borders and mature shrubs, all enclosed.

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.

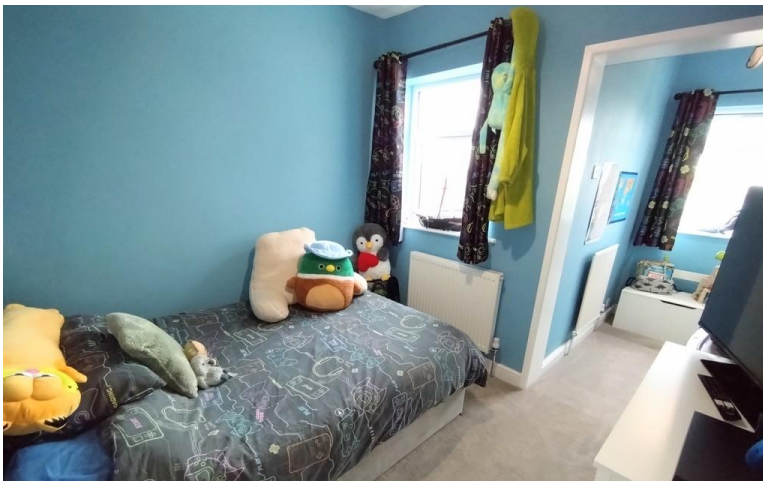


MORTGAGES

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 .



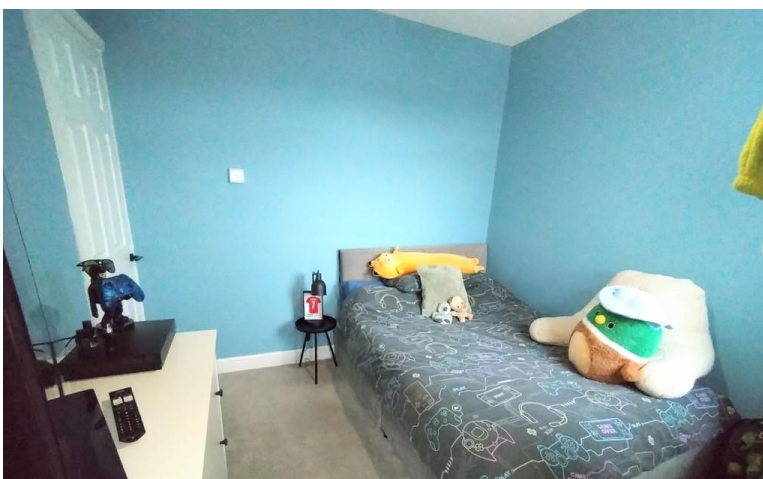
LOCAL AUTHORITY

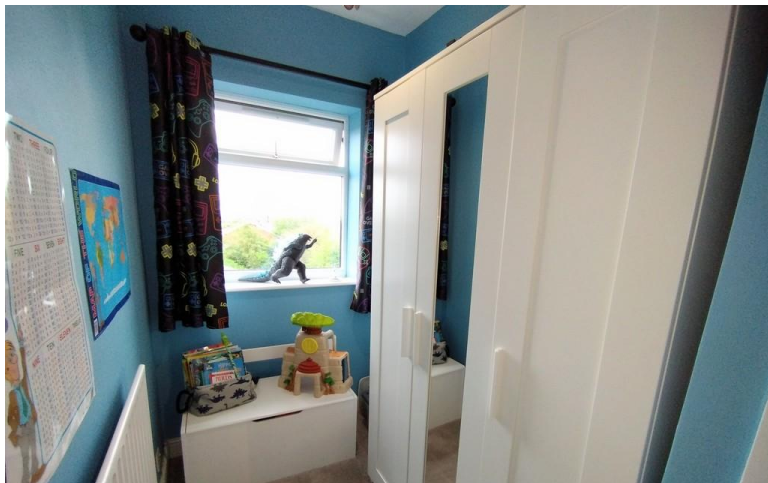
Newcastle Borough Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: 69C 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 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