



**High Street**  
**Newchapel, ST7 4PR**

- SEMI DETACHED HOUSE
- SEMI RURAL LOCATION
- YET EASY ACCESS TO THE A500
- TWO RECEPTION ROOMS, KITCHEN
- GROUND FLOOR SHOWER ROOM
- 2/3 BEDROOMS
- LARGE REAR GARDEN AREA
- UPVC D/G, STOVE FOR HEATING

**£145,000**





## Property Description

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4PR. From Pennyfields Road, turn left in to High Street and the property can be found on the right hand side, as identified by our for sale sign.

### DINING ROOM

12' x 9' 1" (3.66m x 2.77m)

Entered through a UPVC door. Bow window to the front elevation, radiator.

### LOUNGE

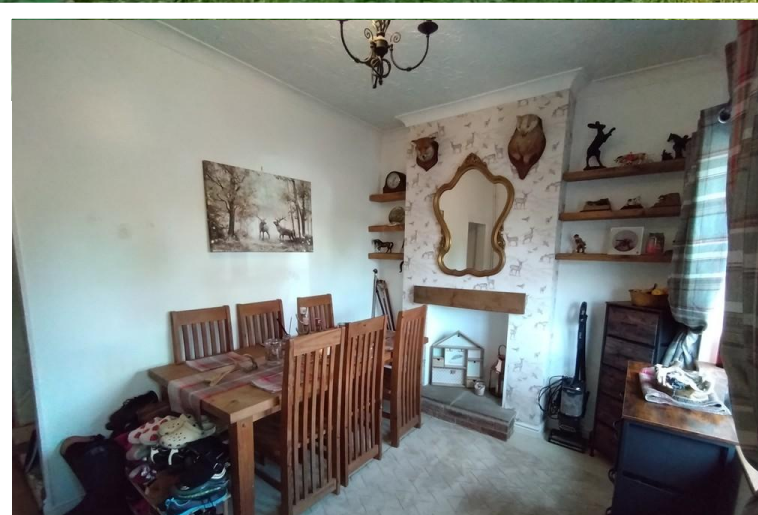
11' 11" x 11' 11" (3.63m x 3.63m)

Window to the rear elevation. Chimney breast with multi stove, under stairs store cupboard, radiator.

### KITCHEN

10' 10" x 6' 10" (3.3m x 2.08m)

Window to the side elevation. A range of wall and base units, single drainer sink, worksurface. Tiled floor, radiator.





#### REAR HALL

External access door to the side elevation. Store cupboard, tiled floor, radiator.

#### SHOWER ROOM

Window to the side elevation. Suite comprising: double walk in shower, low level W.C, wash hand basin. Tiled walls, radiator.

#### FIRST FLOOR LANDING

Doors to:

#### BEDROOM ONE

12' x 12' (3.66m x 3.66m)

Window to the rear elevation, radiator.

#### DRESSING ROOM/POTENTIAL BEDROOM THREE

9' 11" x 6' 9" (3.02m x 2.06m)

Accessed from bedroom one. Window to the side elevation. Wall mounted Idea combi gas central heating boiler, radiator. Potential to create a third bedroom or en suite.

#### BEDROOM TWO

12' x 9' 1" (3.66m x 2.77m)

Window to the front elevation, radiator.



#### EXTERNALLY

##### FRONTAGE

Behind a brick wall is a paved forecourt. Gate to the side leads to:

##### REAR

Attracting the afternoon sun, with a good degree of privacy is a landscaped garden. A paved patio, steps lead to an area laid to lawn with 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:

#### INTRO

Shaw's & Co are delighted to offer For Sale a semi detached house within Newchapel with a large rear garden, comprising dining room, lounge with a stove for additional heating, a kitchen, rear hall, a ground floor shower room, two double bedrooms, access to the dressing room/potential third bedroom. Externally a forecourt to the frontage, a paved rear patio area, leading to the large rear garden area. UPVC double glazing & gas central heating. The property is located within the semi rural area of Newchapel, enroute to Mow Cop yet within easy access to the A500/A527 etc leading to the towns and larger towns. (draft particulars subject to approval)







While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement 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.





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 Made with Visual Builder

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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