



Shaw Road, Newhey, OL16 4LX

£160,000

TWO BEDROOM TERRACE IN NEWHEY

Nestled on the charming Shaw Road in Newhey, this delightful mid-terrace house offers a perfect blend of character and modern living. Built in 1890, the property boasts a generous reception room that welcomes you with warmth and light, making it an ideal space for relaxation or entertaining guests.

The home features two well-proportioned bedrooms. The layout is thoughtfully designed, making it particularly suitable for a couple looking to embark on their journey together in a new home.

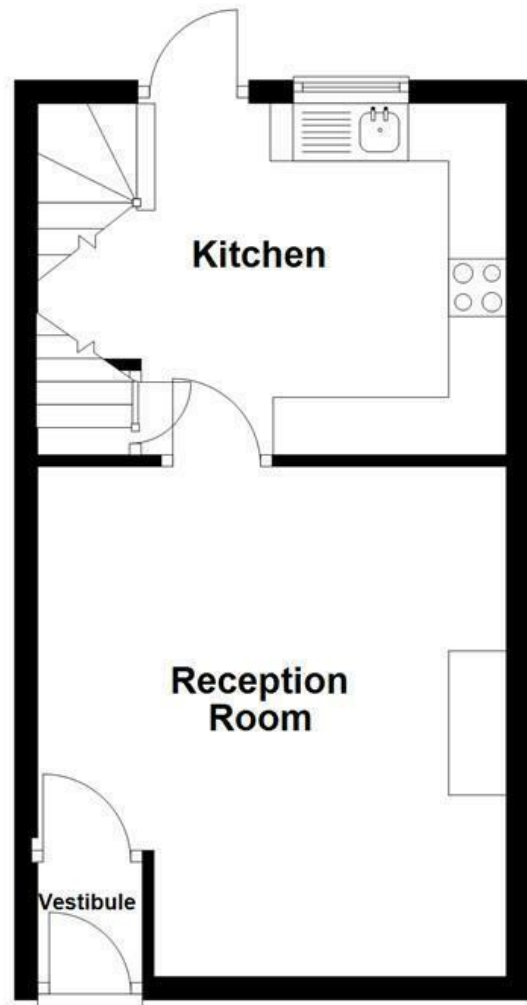
With a total area of 700 square feet, this property offers ample space for everyday living while maintaining a cosy atmosphere. The bathroom is conveniently located, ensuring practicality for daily routines.

Shaw Road is a lovely location, providing easy access to local amenities and transport links, making it a convenient choice for those who wish to explore the surrounding areas. This charming house is not just a property; it is a place where memories can be made and cherished.

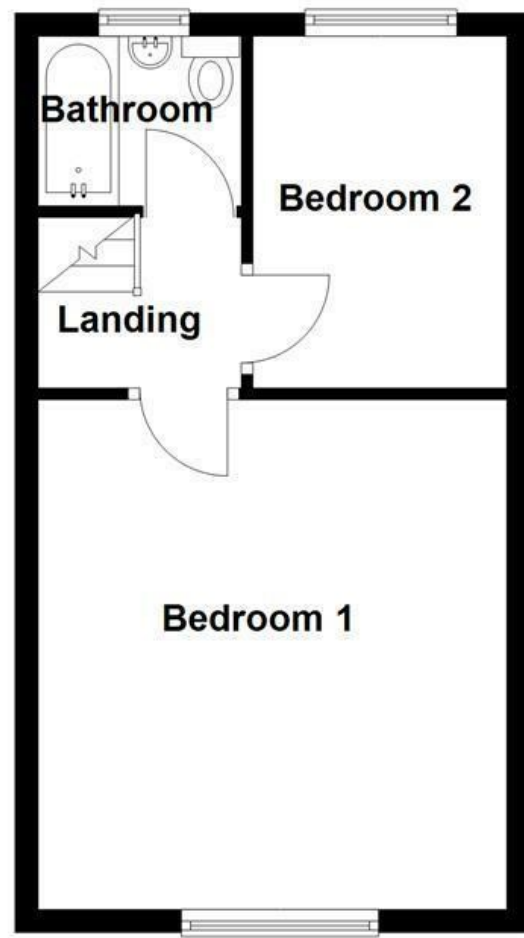
Whether you are a first-time buyer or seeking a quaint rental, this home presents an excellent opportunity to settle in a welcoming community. Do not miss the chance to make this lovely house your new home.

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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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 **2**  **1**  **1**  **D**

- Terraced Property
 - Three Piece Bathroom
 - On Street Parking
 - EPC Rating: D
- Two Bedrooms
 - Spacious Reception Room
 - Tenure: Leasehold
- Contemporary Fitted Kitchen
 - Enclosed Rear Yard
 - Council Tax Band: A

Ground Floor

Vestibule
3'3 x 3' (0.99m x 0.91m)
UPVC double glazed frosted entrance door and door to reception room.

Reception Room
14'7 x 13'10 (4.45m x 4.22m)
UPVC double glazed window, central heating radiator, cast iron multi-fuel burner, TV point, wood effect flooring and door to kitchen.

Kitchen
13'10 x 10'10 (4.22m x 3.30m)
UPVC double glazed window, central heating radiator, wall and base units, wood effect worktops, one and half bowl composite sink with draining board and mixer tap, integrated electric oven, four ring induction hob, extractor hood, tiled splash backs, integrated fridge, integrated freezer, plumbing for washing machine, space for dryer, Viessmann boiler, wood effect flooring, stairs to first floor, door to stairs for lower ground floor and UPVC double glazed door to rear.

Lower Ground Floor

Cellar
24'9 x 5'3 (7.54m x 1.60m)
Lighting and storage.

First Floor

Landing
5'9 x 4'8 (1.75m x 1.42m)
Loft access, smoke alarm, storage cupboard and doors to two bedrooms and bathroom.

Bedroom One
14'8 x 13'11 (4.47m x 4.24m)
UPVC double glazed window and central heating radiator.

Bedroom Two
10' x 8' (3.05m x 2.44m)
UPVC double glazed window, central heating radiator and storage.

Bathroom
5'8 x 5' (1.73m x 1.52m)
UPVC double glazed frosted window, heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, tiled bath with mixer tap and direct feed rainfall shower over, tiled elevation and tiled flooring.

External

Front
Courtyard

Rear
Enclosed yard.



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