



**138 Chatterley Drive**  
Kidsgrove, ST7 4LL

- STUNNING DETACHED RESIDENCE
- FAMILY ROOM/STUDY
- UPDATED BREAKFAST KITCHEN
- 20' LOUNGE/DINING ROOM
- CONSERVATORY TO REAR
- THREE GOOD SIZED BEDROOMS
- ENSUITE & FAMILY BATHROOM
- BLOCK PAVED FRONTAGE

**Offers In Excess Of £235,000**







## Property Description

### INTRODUCTION

A stunning detached residence offered For Sale which has to be seen to be fully appreciated, the stuff dreams are made of, this beautiful residence is comprising a well an updated breakfast kitchen, study/reception hall, utility, inner hall, cloaks/w.c, 20' lounge, a conservatory over looking the garden, three double bedrooms, ensuite & family bathroom. Externally lovely landscaped garden, a block paved frontage with lots of parking, access to the side to a pleasant rear garden with block paving & lawn with shrub borders. UPVC double glazing & gas central heating. The property is located within easy access to lots of facilities & Bathpool Park as well as lots of countryside yet with the A500 within easy access. A beautiful opportunity which has to be viewed. (draft details to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4LL. Follow Stone Bank Road in to Chatterley Drive, the property can be found on the right hand side, as identified by our for sale





sign.

#### RECEPTION HALL/STUDY

9' 2" x 7' 10" (2.79m x 2.39m) Entered through a composite door with glazed side panels. Laminate flooring. Vertical radiator.

#### UTILITY ROOM

Fitted wall and base units, worksurface. Space for appliances.

#### BREAKFAST KITCHEN

11' 10" x 10' 1" (3.61m x 3.07m) Window to the front elevation. A range of updated well appointed wall and base units, single drainer sink unit, worksurface. Built in double oven, hob with chimney style extractor over, integrated dishwasher, fridge and freezer. Defined dining area. Radiator. Concealed gas boiler. Splash back tiling to the walls.

#### INNER HALLWAY

UPVC entrance door with glazed panels.

#### CLOAKROOM

Low level W.C, wash hand basin.



#### LOUNGE/DINER

20' 7" x 11' 7" (6.27m x 3.53m) Bow window to the rear elevation. Coving to the ceiling. Laminate flooring. Door to the staircase, giving access to the first floor. Vertical and vertical radiator and horizontal radiator. French doors to:

#### CONSERVATORY

16' 6" x 10' 1" (5.03m x 3.07m) Dwarf wall construction with UPVC double glazed windows overlooking the garden. Fitted electric fire. Laminate flooring.

#### FIRST FLOOR LANDING

Window to the side elevation. Doors to:



#### BEDROOM ONE

14' 9" x 8' 6" (4.5m x 2.59m) Window to the rear elevation. Fitted wardrobes. Useful store cupboard. Door to:

#### ENSUITE

8' 8" x 5' 7" (2.64m x 1.7m) Two windows. Enclosed shower cubicle, Low level W.C, wash hand basin. Radiator.

#### BEDROOM TWO

10' 11" x 10' 3" (3.33m x 3.12m) Window to the front elevation. Radiator.

#### BEDROOM THREE







9' 5" x 9' 3" (2.87m x 2.82m) Window to the front elevation. Radiator.

#### BATHROOM

7' x 6' 2" (2.13m x 1.88m) Window to the side elevation. Panelled bath, low level W.C, wash hand basin. Splash back tiling. Chrome towel rail.

#### EXTERNALLY

#### FRONTAGE

Block paved drive provides parking for several vehicles. A paved path gives access to the side of the house. Cold water tap.



#### REAR GARDEN

Attracting the afternoon sun, a block paved patio area, the beautiful landscaped garden is laid to lawn, with shrub borders and block paved patio area. Wall to side and rear.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

#### 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.



#### MORTGAGES

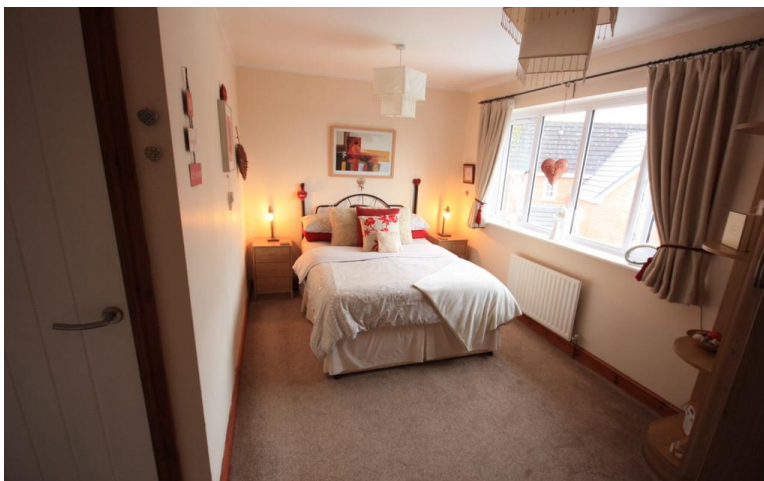
If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

#### 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.





EPC RATING (PDF available online)

Current: Potential:





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement 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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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