

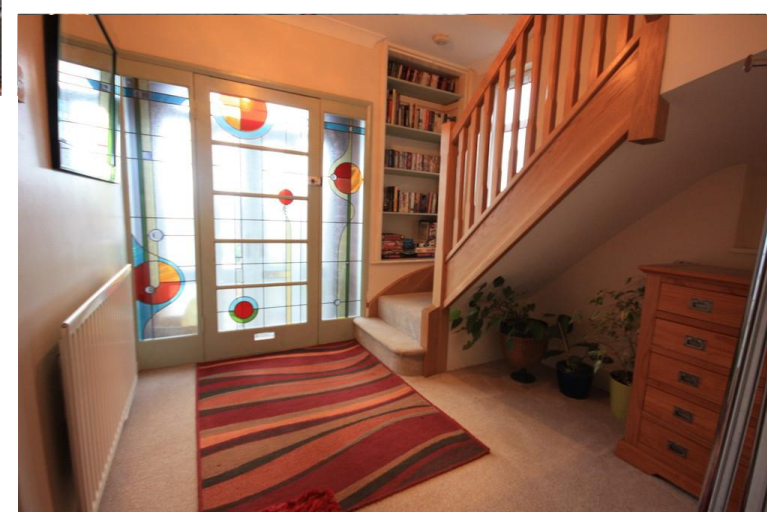


23 Pennyfields Road
Newchapel, ST7 4PS

- A FOUR BEDROOM SEMI HOUSE
- SPACIOUS ACCOMMODATION
- PORCH, HALLWAY/STUDY AREA
- SPACIOUS LOUNGE/DINING ROOM
- SPACIOUS KITCHEN/DINING ROOM
- FAMILY BATHROOM
- ELEVATED VIEWS
- GARAGE & LANDSCAPED GARDENS

Offers In Excess Of £199,995





Property Description

DIRECTIONS

Please follow Sat Nav for postcode ST7 4PS from Kidsgrove. The property can be found in the right hand side as identified by our For Sale Sign. The property has a garage and parking at the rear of the house.

ENTRANCE PORCH

ENTRANCE HALL

8' 11" x 9' 7" (2.72m x 2.92m) With Oak spindles and handrail to the first floor, window to the side, radiator, space for office desk, coving to ceiling.

LOUNGE/DINING ROOM

20' 1" x 10' 9" (6.12m x 3.28m) With large windows to the front and rear, two radiators, coving to the ceiling. Feature fireplace and fitted stove. The front window enjoys elevated views, French doors to the rear garden.

KITCHEN/DINING ROOM

18' 8" x 14' 5" (5.69m x 4.39m) Max reducing to 8' plus bay



A fitted kitchen with base and wall units, worksurfaces, ceramic sink. Two windows to the rear, one window to the front, tiled floor. Baxi Platinum combi wall mounted gas boiler, space for cooker, chimney extractor, coving to ceiling.

FIRST FLOOR LANDING

8' 2" x 8' 11" (2.49m x 2.72m) Oak handrail and spindles.

BEDROOM ONE

10' 11" x 10' 10" (3.33m x 3.3m) With a large bow window to the front and far reaching views, radiator, coving to ceiling.



BEDROOM TWO

14' 0" x 8' 8" (4.27m x 2.64m) Windows to the front and rear, double radiator, coving to the ceiling.

BEDROOM THREE

10' 10" x 8' 11" (3.3m x 2.72m) Window to the rear, radiator.

BEDROOM FOUR/OFFICE

8' 11" x 5' 8" (2.72m x 1.73m) With far reaching views, radiator.

BATHROOM

8' 9" x 5' 3" (2.67m x 1.6m) Comprising a panelled bath and over bath shower, low level w.c, wash hand basin, splash back tiling to the walls. Chrome radiator, window to the rear.



EXTERNALLY

FRONT GARDEN

A tiered and landscaped front garden with shrub borders and lawn. A wide gravel pathway with brick walls to each side leading to the front door and side of the house.

REAR GARDEN

A pleasant landscaped rear garden with a paved patio area to side of the house and rear. A laid to lawn garden with access to a parking area.

GARAGE

17' 7" x 8' 6" (5.36m x 2.59m) A brick detached garage with up and over door, two windows to the side.

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 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:





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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