

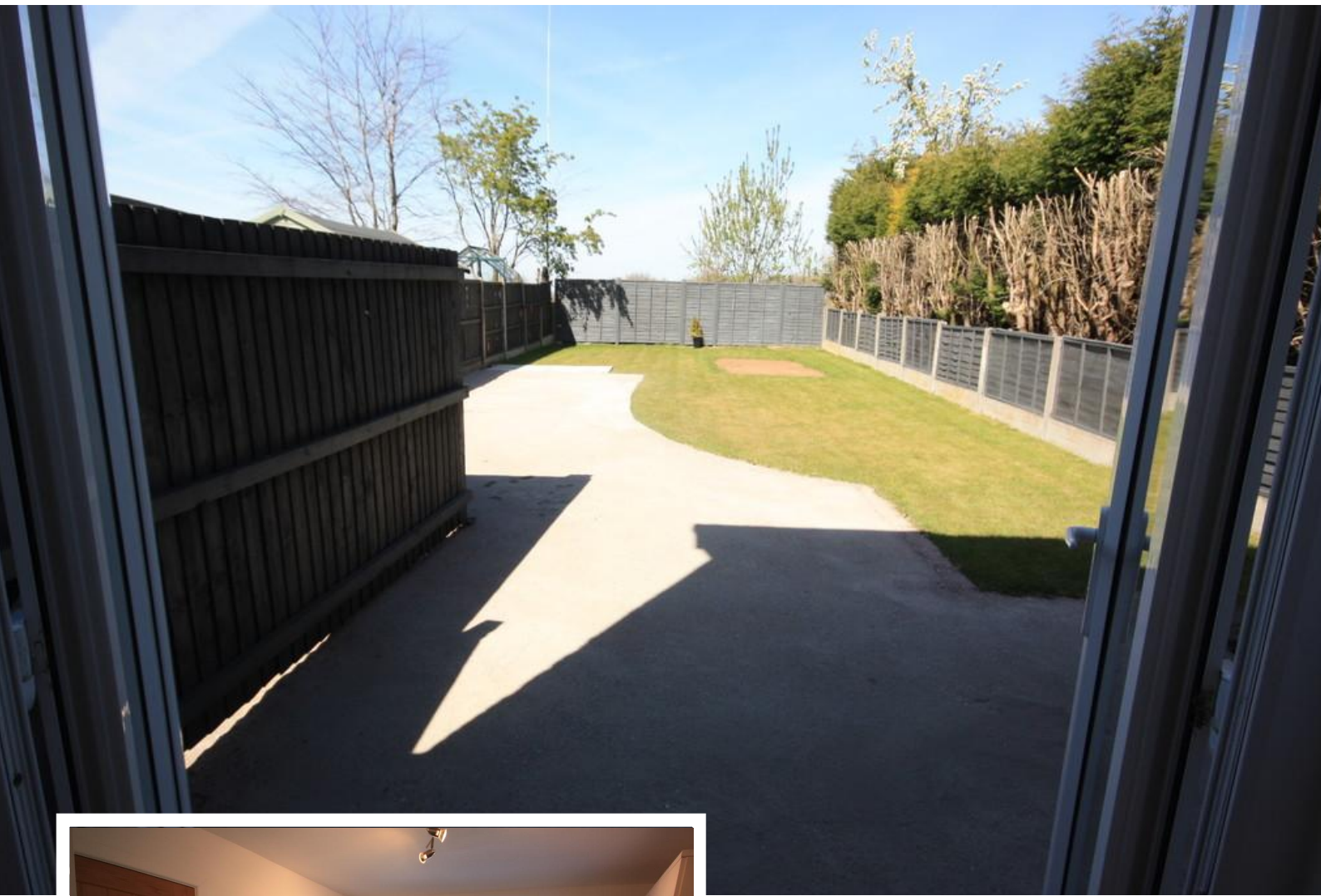


**163 Gloucester Road**  
**, ST7 1EH**

- A STUNNING SEMI DET HOUSE
- RECENTLY REFURBISHED
- WITHIN A GOOD SIZE PLOT
- LARGE REAR GARDEN
- HALL, LOUNGE/DINING ROOM
- UPDATED SMART KITCHEN & BATHROOM
- TWO BEDROOMS 1ST FLOOR
- UPVC D/G & GCH \* NO CHAIN

**£155,000**





## Property Description

### INTRODUCTION

Dreams do come true! & this beautifully presented semi detached house is just refurbished & set within a large garden, no chain. A Stunning interior comprising, hallway, lounge/dining room with French doors, an updated breakfast kitchen, two good sized bedrooms, a smart white updated bathroom. Swish decor throughout. A driveway provides lots of parking, a flat lawned large rear garden & patio, lots of space for a garage/outbuilding, subject to consent, the garden attracts the afternoon sun. UPVC double glazing & gas central heating. The property is beautifully presented & offers a fresh start for any buyer, viewing imperative without delay! (draft details subject to approval)

### DIRECTIONS

Please follow sat Nav for postcode ST7 1EH. Travelling along Liverpool Road from Kidsgrove, turn right in to Gloucester Road. The property can be found on the left hand side, as identified by our For Sale Sign.



#### ENTRANCE HALL

Accessed through a UPVC entrance door with a glazed panel. A spacious area with stairs to the first floor, radiator. Door to:

#### LOUNGE/DINING ROOM

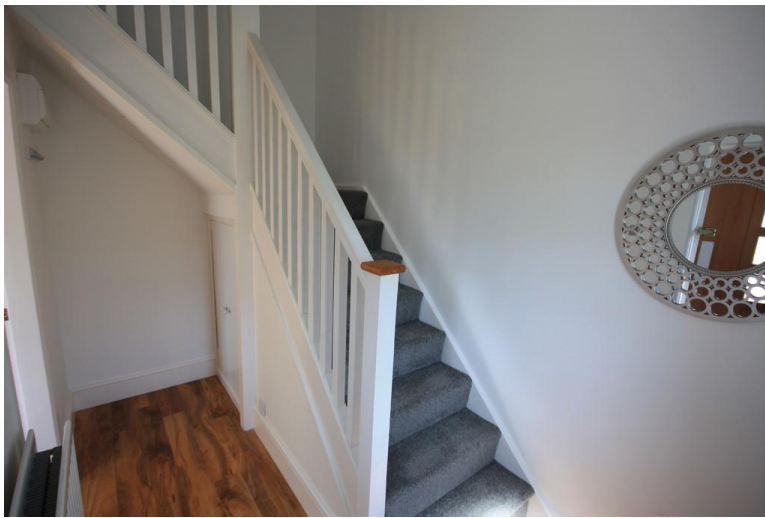
18' 4" x 11' 1" (5.66m x 3.38m) Window to the front, two radiators French doors to the rear garden, wall lights. Door to:

#### KITCHEN

11' 5" x 9' 0" (3.48m x 2.74m) Window to the rear elevation, comprising an updated installed wall and base units, inset sink and drainer with mixer tap, worksurfaces, fridge/freezer and washer. Built in oven and hob with fitted extractor hood, glass splash back, radiator.

#### FIRST FLOOR LANDING

Storage cupboard housing the Baxi combi gas central heating boiler. Access to the loft. Doors to:



#### BEDROOM ONE

11' 3" x 11' 0" (3.43m x 3.35m) Window to the rear, with far reaching views, radiator.

#### BEDROOM TWO

11' 1" x 10' 0" MAX" (3.38m x 3.05m) Window to the front, radiator. Reducing to 7'9"



#### BATHROOM

8' 2" x 6' 2" (2.49m x 1.88m) Window to the rear, with a white three piece suite, comprising of a panelled bath with shower over, wash hand basin. low level W/C, part tiled walls.

#### EXTERNALLY

##### FRONT

A drive to the side of the property leads to:

##### REAR GARDEN

Attracting the afternoon sun, the good sized large garden is laid to lawn with a paved patio. Potential garage subject to consent.

#### 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: 68D Potential: 86B





43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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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