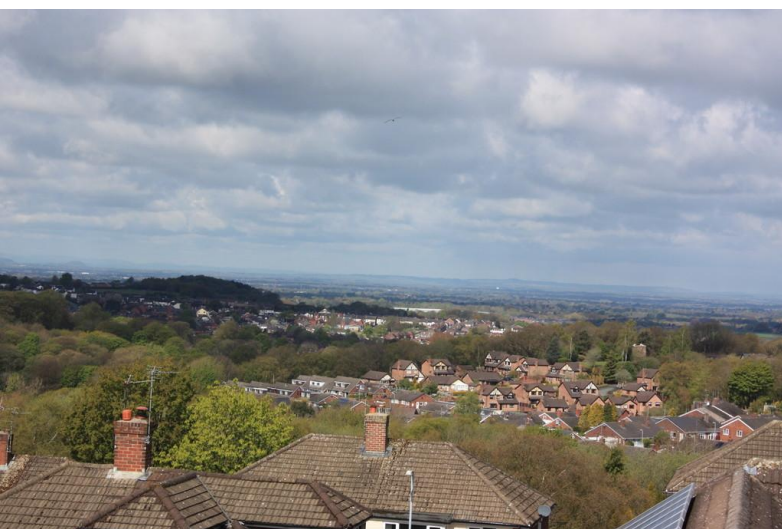




108 Stonebank Road
Kidsgrove, ST7 4HL

- SEMI DETACHED HOUSE
- WITH NO CHAIN
- HALL, LOUNGE, DINING ROOM
- THREE GOOD SIZED BEDROOMS
- BLOCK PAVED FRONTAGE
- REAR GARDEN WITH POTENTIAL
- UPVC D/G & GAS C/HEATING
- CONVENIENT LOCATION

£175,000





Property Description

DIRECTIONS

Please follow Sat Nav for postcode ST7 4HL from Kidsgrove Bank follow Stone Bank Road and the property can be found on the right hand side as identified by our For Sale Sign.

ENTRANCE HALL

UPVC entrance door and glazed panels. Radiator.

LOUNGE

13' 2" x 12' 11" (4.01m x 3.94m) With a large window to the front, radiator, feature fireplace and inset fire. Coving to the ceiling, radiator. Arch to:

DINING ROOM

13' 2" x 8' 9" (4.01m x 2.67m) With large patio doors to the rear garden and a view in the distance. Coving to the ceiling.

INNER HALL

With store cupboard, Door to:





ATTACHED GARAGE

17' 0" x 7' 8" (5.18m x 2.34m) Up and over front door. Baxi gas central heating boiler.

KITCHEN

10' 7" x 10' 3" (3.23m x 3.12m) Comprising lots of fitted base and wall units, work surfaces, single drainer sink, splash back tiling, radiator, window to rear, glazed Upvc side access door. Radiator.

FIRST FLOOR LANDING

Window to side. Door to the ceiling cupboard. Coving to the ceiling.



BEDROOM ONE

11' 8" x 8' 11" (3.56m x 2.72m) Window to the rear with a far reaching view, radiator. Fitted wardrobes.

BEDROOM TWO

10' 3" x 8' 5" (3.12m x 2.57m) Window to the front, radiator. Fitted wardrobes.

BEDROOM THREE

7' 9" x 7' 1" (2.36m x 2.16m) Window to the front, radiator. Access to the loft. Overstairs store cupboard.



BATHROOM

7' 3" x 5' 6" (2.21m x 1.68m) Comprising a panelled bath, low level W.C wash hand basin, Radiator. Coving to the ceiling.

EXTERNALLY

FRONTAGE

A block paved frontage and driveway, provides parking spaces.

REAR GARDEN

A paved patio area leading to a garden area with further potential. Attracting the afternoon sun. A far reaching view 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: 65D Potential: 84B





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, rooms and any other items are approximate and 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.
 Make with Vision Builder

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

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
 01782787840

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