



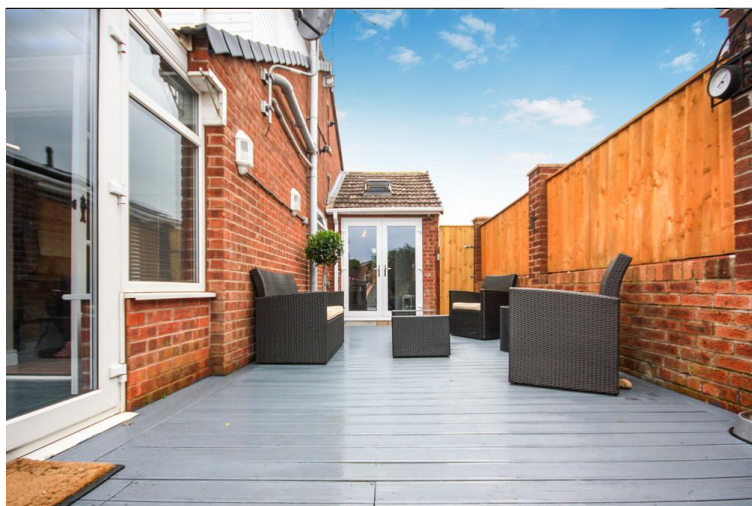
25 Spey Drive
Kidsgrove, ST7 4AF

- A STUNNING SEMI DORMER BUNGALOW
- MUST BE VIEWED TO FULLY APPRECIATE
- NEW LY INSTALLED KITCHEN
- WITH VAULTED CEILING & CENTRAL ISLAND

- LOUNGE, UPDATED BATHROOM
- THREE BEDROOMS, CONSERVATORY
- FIRST FLOOR CLOAKS/W.C
- EXTENDED & SPACIOUS ACCOMMODATION

Offers In Excess Of £210,000





Property Description

INTRODUCTION

On your Marks. Get set. GO! With a new limited price, Shaw's & Co are delighted to offer a very spacious & well improved and extended semi dormer bungalow. It really has to be viewed to be fully appreciated! Upon entering this stunning home a discerning buyer will be very impressed with the stunning residence has to offer a recently installed breakfast kitchen with a central island, appliances and vaulted ceiling, a spacious lounge, ground floor double bedroom, an updated white bathroom, attached conservatory, two first floor bedrooms, plus storage, first floor cloaks/w.c Externally beautifully landscaped gardens to the front & rear, a good size driveway provides parking spaces. UPVC double glazing & gas central heating from a modern boiler. The property is located within a well regarded location with easy access to local amenities & road links to the A34 & A500. Viewing imperative without delay!

DIRECTIONS

Please follow Sat Nav for postcode ST7 4AF as the property





can be found on the left hand side

EXTENDED BREAKFAST KITCHEN

13' 6" x 12' 7" (4.11m x 3.84m) A stunning extended breakfast kitchen with recently updated fully fitted kitchen complete with a central island/breakfast bar and quartz worksurfaces proving lots of work top space. Integrated appliances fridge freezer 70%, and 30% fridge, 5 ring induction hob, stainless steel oven, extractor, wine cooler and separate wine rack, inset sink and mixer tap, integrated dish washer. Plinth lighting with remote control with choice of light colour to the island. Antique style radiator. A vaulted ceiling with two velux windows with tinted glass. Oak beam. Fitted flooring. Recessed spot lights to the ceiling. Concealed electric consumer unit. Window to the front, UPVC front access door, French doors to the rear garden.



LOUNGE

16' 1" x 10' 2" (4.9m x 3.1m) A spacious living room, Parquet block flooring, gas fire set on a marble hearth and inset with a stone effect surround. UPVC bow window to the front, coving to the ceiling, radiator.

INNER HALL

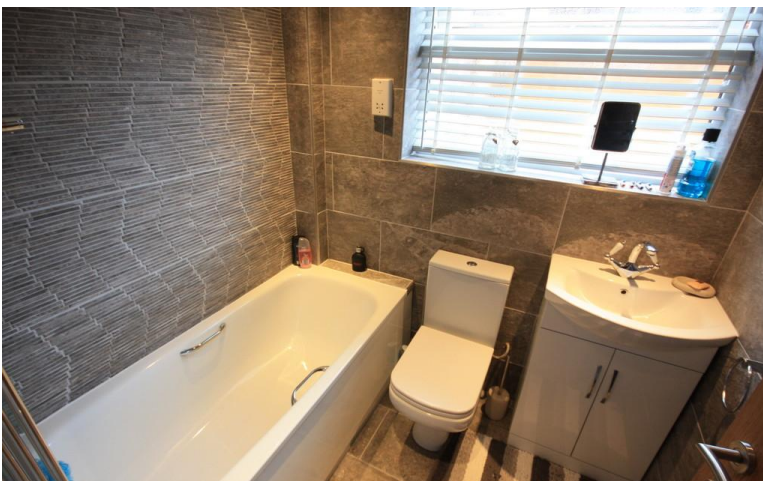


GROUND FLOOR BEDROOM

13' 1" x 8' 7" (3.99m x 2.62m) A dual purpose room, currently used by the vendors as a dining room but could easily be a ground floor bedroom due to the location of the bathroom. Wood effect laminate flooring UPVC window to the rear, coving to the ceiling, radiator.

BATHROOM

6' 2" x 5' 3" (1.88m x 1.6m) An updated white bathroom suite fitted with a panelled bath, Chrome mixer shower over, vanity sink with cupboard below, low level, W.C, tiled splash backs, towel radiator and UPVC window to the side, recessed spot lights.

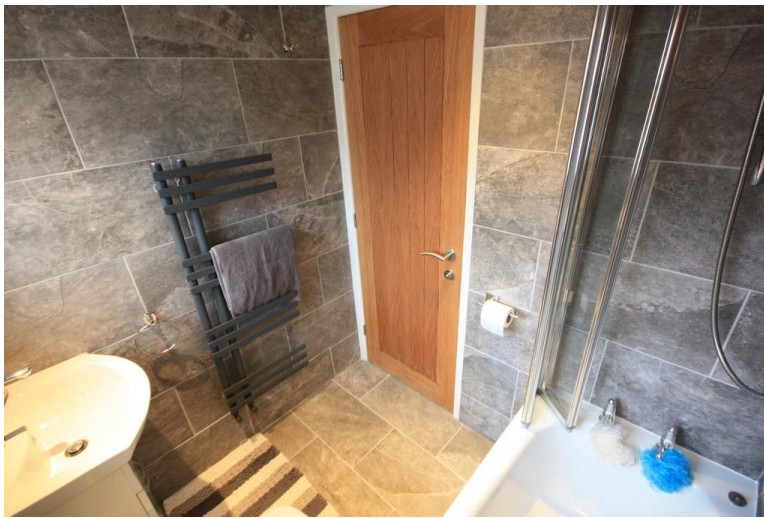


REAR HALLWAY/STUDY AREA

8' 9" x 6' 11" (2.67m x 2.11m) With a wood effect laminate floor, radiator, stairs to the first floor and glazed double doors that lead through to the conservatory. Spindle stair case to the first floor. Radiator.

CONSERVATORY

15' 0" x 9' 2" (4.57m x 2.79m) Built on a low brick wall and of UPVC construction, this room offers a further reception room space, tiled floor, radiator and French doors that lead out to the garden. Radiator.



FIRST FLOOR

LANDING

Carpeted stairs and landing.

BEDROOM ONE

18' 7" x 8' 10" (5.66m x 2.69m) Max With a UPVC window to the rear and a skylight window to the front, radiator and spot lights to either side of the bed, storage to the eaves. Door to en-suite W.C.

EN-SUITE. W.C

A modern fitted suite with a close coupled W.C, wall mounted sink and storage cupboard below, modern tiled walls and floor and a UPVC window to the rear.



BEDROOM TWO

13' 0" x 6' 6" (3.96m x 1.98 m) Max With a skylight to the front, spot light over the bed area, built in store cupboard housing a modern Baxi Duo Tec combi.

EXTERNALLY

FRONTAGE

A driveway provides parking for two cars. Lawn area with borders around and a central planting area. Wall to the front and side, hedge to the other side and an access path leads down the side of the property to the rear garden.



REAR GARDEN

A lovely landscaped garden, decked patio area, path leads onto the rear garden which has a feature raised area with steps down to a lower patio area with block paving, raised flower beds. French doors lead to the Kitchen/dining room.

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.

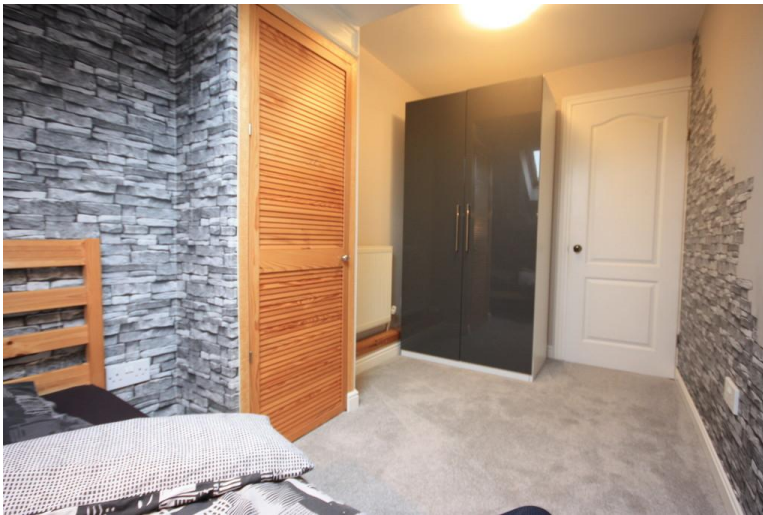
VALUATION

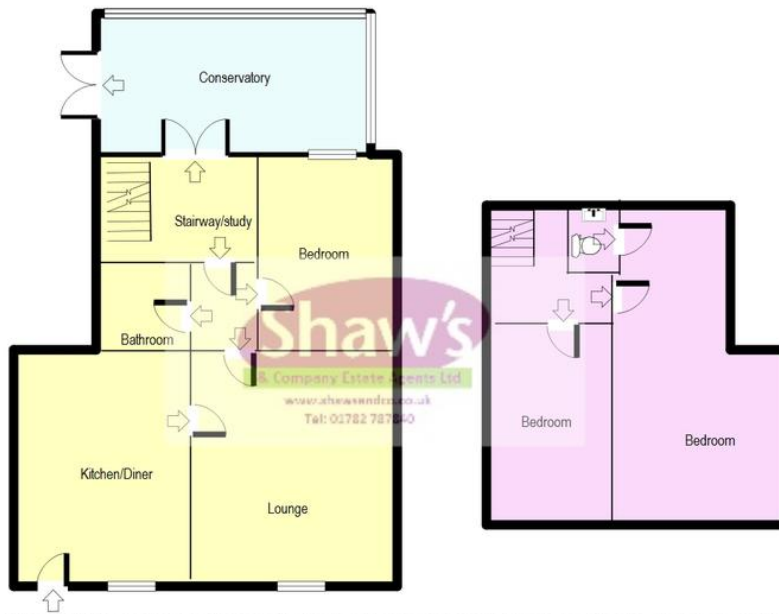
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on 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.





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