



**128 Gloucester Road**  
Kidsgrove, ST7 1EL

- DETACHED BUNGALOW
- NO CHAIN
- CONVENIENT LOCATION
- HALL, LOUNGE TO THE FRONT
- TWO BEDROOMS, SHOWER ROOM
- KITCHEN & CONSERVATORY
- UPVC D/G & GAS C/HEATING
- CONVENIENT FOR AMENITIES

**Offers In Excess Of £175,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a rare opportunity to acquire a detached bungalow within a popular location, no chain, recent new carpets to the bedrooms & recent decor This lovely home comprises, hall, lounge to the front, two bedrooms, a shower room, kitchen, rear conservatory/porch area. Landscaped gardens to the front and a lovely rear, a detached garage. UPVC double glazing & gas central heating. The property is within easy access to lots of facilities, plenty of countryside & road & rail links. Viewing essential without delay!

### DIRECTIONS

Please follow Sat Nav/Google Maps for postcode ST7 1EL. From Liverpool Road turn right into Gloucester Road, and the property can be found on the right hand side as identified by our For Sale sign.

### ENTRANCE HALL

Radiator. Access to loft. Store cupboard off with Glow Worm Betacom 28 gas central heating boiler.



#### LOUNGE

16' 6" x 10' 9" (5.03m x 3.28m) Bow window to the front, radiator. Coving to ceiling.

#### KITCHEN

9' 9" x 8' 1" (2.97m x 2.46m) Comprising fitted base and wall units, with worksurfaces. Single drainer sink unit. Integrated oven and hob. Window to the rear, radiator. Door to:

#### CONSERVATORY/ REAR ACCESS PORCH

9' 3" x 7' 3" (2.82m x 2.21m) Sliding doors to both sides to access the driveway and rear garden. Large UPVC window to the rear.



#### BEDROOM ONE

11' 5" x 10' 8" (3.48m x 3.25m) Window to the rear, radiator.

#### BEDROOM TWO

9' 10" x 8' 3" (3m x 2.51m) Window to the front, radiator.

#### SHOWER ROOM

A fitted wide shower tray, with electric Triton shower. Low level W.C, wash hand basin. Radiator. Window to the side. Splash back tiling.



#### EXTERNALLY

##### FRONT GARDEN

Laid to lawn, shrub borders. A block paved turning space and driveway provide lots of parking spaces.

##### GARAGE

17'7 x 8'6 A brick built detached garage with pitched roof.

##### REAR GARDEN

An attractive and good sized rear garden with privacy, a paved patio area and steps up to the garden - laid to lawn and shrub borders. An enclosed garden area.



#### 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: 65D Potential: 87B



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate.





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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.  
Made with Visual Builder

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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