



**Telford Close**  
**Kidsgrove, ST7 1DL**

- A SEMI DETACHED HOUSE
- WITHIN A LARGE GARDEN PLOT
- NO CHAIN, RED ASH FOUND
- SOME FURTHER POTENTIAL
- THREE GOOD SIZED BEDROOMS
- OUTBUILDINGS/W.C
- UPVC D/G & GAS C/HEATING
- CONVENIENT LOCATION

**£130,000**





## Property Description

### INTRO

Anyone for Cricket! We are delighted to offer for sale a three bedroom semi house with a very large landscaped rear garden laid to lawn which has further potential for hobbies & leisure. (please note we hold a Red Ash Floor test for the property & applicants should check with mortgage lenders the property may be considered) A double width driveway to the frontage, outbuildings, the house internally comprises, entrance hallway, dining room, lounge to the rear, kitchen, three family sized bedrooms, a family bathroom. Some further potential within to update. UPVC double glazing & gas central heating are installed. The property is within easy access to daily facilities, Clough Hall Park & excellent road & rail links to the A34/A500 Viewing is essential without delay!

### DIRECTIONS

Please follow Sat Nov for postcode ST7 1DL the property can be found on the right hand side as identified by our for sale sign.





#### ENTRANCE HALLWAY

Staircase to the first floor, radiator, under stairs store area.

#### KITCHEN

10' x 7' 4" (3.05m x 2.24m) Comprising fitted base and wall units, single drainer sink, window to the rear. Double radiator. Side external access door.

#### DINING ROOM

11' 8" x 9' 7" (3.56m x 2.92m) Window to the front and side, radiator. Arch to;

#### LOUNGE

15' 2" x 11' 8" (4.62m x 3.56m) A bow window to the rear over looking the garden, fitted gas fire and back boiler.



#### FIRST FLOOR LANDING

Window to the side.

#### BEDROOM ONE

11' 9" x 10' 6" (3.58m x 3.2m) Window to the rear, radiator. Fitted wardrobes.

#### BEDROOM TWO

13' x 9' 9" (3.96m x 2.97m) Windows to the front and side, radiator.



#### BEDROOM THREE

9' 6" x 8' (2.9m x 2.44 m) Window to the front, radiator.

#### BATHROOM

Comprising a fitted bath and over bath shower, low level W.C, wash hand basin, window to the rear radiator. Hot water cylinder cupboard.

#### FRONTAGE

A double width driveway provides parking space, shrub borders. A paved pathway leads to the outbuildings, and W.C

#### REAR GARDEN

A paved patio area leading to the very large rear garden, landscaped laid to lawn and shrub borders, the garden attracts afternoon sun and has lots of space for recreation, leisure and gardening.



#### ADDITIONAL NOTES

Please note we hold a Red Ash Floor test (purchasable if required for approx. £220) for the property & applicants should check with mortgage lenders the property may be considered.



#### 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 .



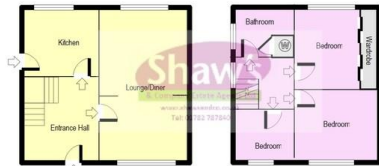
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### EPC RATING (PDF available online)

Current: 53E Potential: 84B





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, not a guarantee.  
 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 and 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