



Stone Bank Road
Kidsgrove, ST7 4HL

- STUNNING SEMI DET HOUSE
- REFURBISHED & BEAUTIFULLY PRESENTED
- MUST BE SEEN TO APPRECIATE
- GOOD SIZED PLOT
- UPVC D/G, GCH
- HALL, BAY WINDOW LOUNGE
- WELL APPOINTED KITCHEN
- THREE BEDROOMS & FAMILY BATHROOM

Offers In Excess Of £195,000





Property Description

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

ENTRANCE HALL Entrance door with glazed panels staircase to the first floor window to the side, understairs store area, laminate flooring Door to:

LOUNGE 14' 0" x 10' 10" (4.27m x 3.3m) A large Upvc bay window the front, radiator, laminate flooring.

KITCHEN/DINING ROOM 17' 3" x 8' 7" (5.26m x 2.62m) Comprising an extensive range of well appointed fitted base and wall units, worksurfaces, single drainer sink, built in integrated fridge freezer oven and hob extractor. Window to the rear. Upvc external side door. Laminate flooring, recessed spot lights. Vertical radiator, understairs store with Worcester gas central heating boiler.

FIRST FLOOR LANDING Window to the side. Timber hand





rail and spindles.

BEDROOM ONE 12' 0" x 11' 0" (3.66m x 3.35m) Window to the rear, radiator. A beautifully presented room with wall lights and panelling.

BEDROOM TWO 10' 11" x 10' 9" (3.33m x 3.28m) Window to the front, radiator.

BEDROOM THREE 6' 0" x 6' 2" (1.83m x 1.88m) Window to the side, radiator, sloping ceiling to one side.

BATHROOM 8' 6" x 6' 1" (2.59m x 1.85m) Comprising a beautifully presented suite with a panelled bath, low level w.c, wash hand basin, splash back tiling, radiator. Window to the side, feature tiled sloping ceiling.

EXTERNALLY

FRONT GARDEN With shrub gravel borders, a paved pathway, side gravelled garden area, enclosed with fencing.

DRIVEWAY A driveway provides double width and lots of parking spaces.

GARAGE 19' 0" x 7' 10" (5.79m x 2.39m)

REAR GARDEN A good sized lawn rear garden area nicely landscaped with raised borders enclosed within walls. A paved patio area covered with a veranda. The garden attracts the afternoon sun. Feature steps lead to the garage and driveway. A great sized garden plot.

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: 72C Potential: 89B







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

www.shawsandco.co.uk
%office_emailAddress_rs%
%office_contactNumber_rs%

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