



**4 Larch Close**  
**Kidsgrove, ST7 4TF**

- DETACHED RESIDENCE
- BEAUTIFULLY PRESENTED
- EXTENDED TO SIDE
- PORCH, HALL, SPACIOUS LOUNGE
- KITCHEN INC APPLIANCES
- THREE BEDROOMS & BATHROOM
- UPVC D/G & GAS C/HEATING
- LANDSCAPED GARDENS

**£180,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer a lovely opportunity to acquire a beautifully presented extended detached house complete with a stunning updated breakfast kitchen with integrated appliances, spacious lounge/dining room, hallway, porch, two double bedrooms with fitted wardrobes, bedroom three/study, a family bathroom with a white suite. Externally all low maintenance frontage, a good sized rear garden which attracts afternoon sun. UPVC double glazing & gas central heating. The property is within a very popular cul de sac location & must be viewed to be fully appreciated without delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav for postcode ST7 4TF and the property can be found on the left hand side as identified by our for sale sign.

### ENTRANCE PORCH

Glazed windows, door to;





#### ENTRANCE HALL

A staircase to the first floor, a part glazed front entrance door, door to;

#### LOUNGE/DINING ROOM

14' 1" x 11' 3" (4.29m x 3.43m) With a bow window to the front, French doors to the rear garden, feature fireplace and inset fire, coving to the ceiling, two radiators. Under stairs store area.

#### BREAKFAST KITCHEN

12' 3" x 9' 1" (3.73m x 2.77m) Comprising a beautifully updated kitchen with an extensive range of base and wall units, worksurfaces, built in appliances, fridge and freezer, dishwasher, built in oven and induction hob, chimney extractor hood, concealed washer/dryer, inset sink and taps above. Windows to the front and rear, a part glazed upvc stable style rear access door.

#### FIRST FLOOR LANDING

Radiator, access to the loft, airing cupboard with the Ariston combi gas boiler.

#### BEDROOM ONE

11' 2" x 8' 11" (3.4m x 2.72m) Window to the front, radiator. Fitted wardrobes.



#### BEDROOM TWO

11' 5" x 8' 11" (3.48m x 2.72m) Window to the rear, radiator.

#### BEDROOM THREE

6' 6" x 5' 11" (1.98m x 1.8m) Window to the front, radiator.



#### BATHROOM

Comprising a panelled bath, low level W.C, wash hand basin, enclosed shower cubicle. Splash back tiling to the walls, chrome towel radiator. Window to the rear.

#### EXTERNALLY

##### FRONT GARDEN

A driveway provides parking spaces, a low maintenance landscaped garden area.

##### REAR GARDEN

A good sized rear garden area, all low maintenance with a paved patio area, gravel shrub borders and decking area, the garden attracts the afternoon sun.





#### 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: Potential:







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.  
 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