



16 Moss Place
Kidsgrove, ST7 4DB

- SEMI DETACHED HOUSE
- HALL, LOUNGE, DINING ROOM
- VERY LARGE REAR GARDEN
- KITCHEN & OUTHOUSES
- NO CHAIN
- TWO DOUBLE BEDROOMS
- SOME FURTHER POTENTIAL
- POTENTIAL TO CREATE A THIRD

£139,995





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a semi detached house within a pleasant cul de sac location & no chain & with a very large rear garden, some further potential within to update & improve or even to extend subject to consent. The property comprises hallway, a bay window lounge, dining room, kitchen, attached outbuildings, master bedroom with potential to form a third bedroom. Externally a landscaped front garden, a driveway provides parking spaces. A very large rear garden with a patio area, laid to lawn large garden & a view to the distance to Mow Cop & Jodrell Bank in the distance. UPVC double glazing & gas central heating. No chain. Viewing imperative without delay! (draft details subject to approval)

DIRECTIONS

Proceed along Gloucester Road, turn right in to Bedford Road, turn left in to William Road, proceed up the hill and turn left in to Park View Road, turn right in to Moss Place where the property can be found in the cul de sac as



identified by our For Sale Sign,

ENTRANCE HALL

The staircase to the first floor, radiator, Upvc entrance door with a glazed panel, window to the side. Door to:

LOUNGE

12' 4" x 10' 10" (3.76m x 3.3m) A walk in bay window to the front, radiator, feature fireplace. Arch to. (Please note the gas fire is no longer in use)

DINING ROOM

8' 10" x 7' 10" (2.69m x 2.39m) Bow window to the rear, radiator.



KITCHEN

7' 10" x 7' 10" (2.39m x 2.39m) A range of fitted base and wall mounted cupboard units, worksurfaces, spaces for appliances, window to the rear, radiator. Upvc side access door to the outhouses. Under stairs store area.

ATTACHED OUTHOUSES

With two store areas and a W.C Upvc front access door. Upvc French rear doors.

FIRST FLOOR LANDING

Window to the side. Access to the loft.



BEDROOM ONE

17' 4" x 10' 1" (5.28m x 3.07m) Two windows to the front, radiator. There is potential to split this room to form a further bedroom.

BEDROOM TWO

10' 7" x 10' 5" (3.23m x 3.18m) Window to the rear overlooking the large garden and a view towards Rookery and Mow Cop, radiator.

SHOWER ROOM

Comprising an enclosed double shower cubicle a low level W.C, wash hand basin, splash back tiling to the walls a cupboard with Worcester gas central heating boiler, radiator, window to the rear.



EXTERNALLY

FRONT GARDEN

A landscaped front garden with shrub borders and Astro turf garden area. A drive way provides parking spaces and access to the attached outbuildings.

REAR GARDEN

A larger than average landscaped garden area, laid to



lawn, a patio area and views towards Mow Cop Castle and Jodrell Bank in the distance and surrounding countryside. Garden shed and greenhouse 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 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:





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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