



70 Chatterley Drive
Kidsgrove, ST7 4LL

- SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- HALL, 22' LOUNGE/DINING ROOM
- THREE GOOD SIZED BEDROOMS
- KITCHEN, WHITE BATHROOM
- DETACHED GARAGE
- LANDSCAPED GARDENS
- UPVC D/G & GCH

Offers In Excess Of £170,000





Property Description

INTRO

Shaw's & Co are delighted to offer for sale a beautifully presented semi detached residence comprising, entrance hall, 22' lounge/dining room, kitchen, three good sized bedrooms, a white bathroom suite. UPVC double glazing & gas central heating. A detached brick garage, a landscaped garden to the front and rear garden. The property is located within a well regarded location with lots of amenities nearby, road links to A500/A34 rail links at Kidsgrove. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4LL. Proceed along Kidsgrove Bank, turn right in to Stonebank Road. At the junction turn right I to Chatterley Drive. The property can be found on the right hand side, as identified by our for sale sign.

COVERED PORCH
Quarry tiled floor



ENTRANCE HALL

Entered through a UPVC door with side panels. Staircase to the first floor. Laminate flooring. Victorian style radiator.

LOUNGE

22' 4" x 13' 3" reducing to 10' 2" (6.81m x 4.04m) Windows to both the front and rear elevations. Chimney breast with inset log burner. Coving to the ceiling. Laminate flooring. Radiator.

KITCHEN

11' 1" x 9' 4" (3.38m x 2.84m) Window to the rear elevation. Range of wall and base units, ceramic one and half bowl sink unit with mixer tap, worksurface over. Built in electric oven, five ring gas hob with extractor over. Space for fridge freezer, space and plumbing for washing machine. Understairs store. UPVC door leads to the garden.



FIRST FLOOR LANDING

Window to the side elevation. Store cupboard housing the Potterton Promax gas boiler. Doors to:

BEDROOM ONE

11' 8" x 10' 10" (3.56m x 3.3m) Window to the rear elevation overlooking woodlands. Radiator.



BEDROOM TWO

10' 10" x 10' 3" (3.3m x 3.12m) Window to the front elevation. Radiator.

BEDROOM THREE

8' 10" x 7' 3" (2.69m x 2.21m) Window to the front elevation. Radiator.

BATHROOM

Window to the rear elevation. White suite, bath with shower over, low level W.C, wash hand basin. Fully tiled walls. Laminate flooring.



EXTERNALLY

FRONT

Block paved drive provides parking for several vehicles. Laid to lawn with shrub borders.

REAR GARDEN

Tiered and attracting the afternoon sun. Hedge boundary Laid to lawn with shrub borders.



GARAGE

19' 8" x 8' 10" (5.99m x 2.69m) Up and over front door, window to the side.

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 .

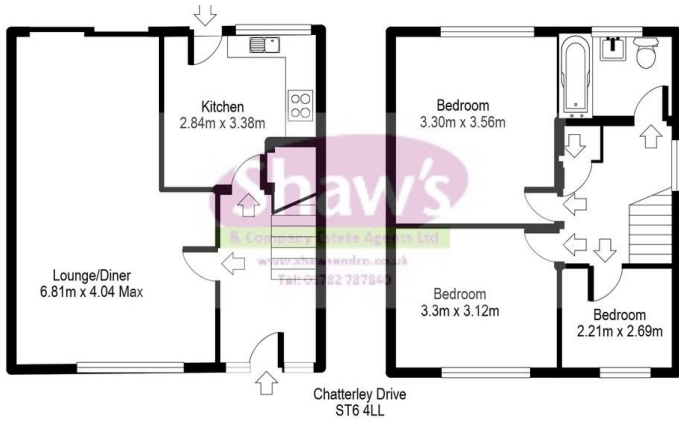
LOCAL AUTHORITY

Newcastle Borough Council.

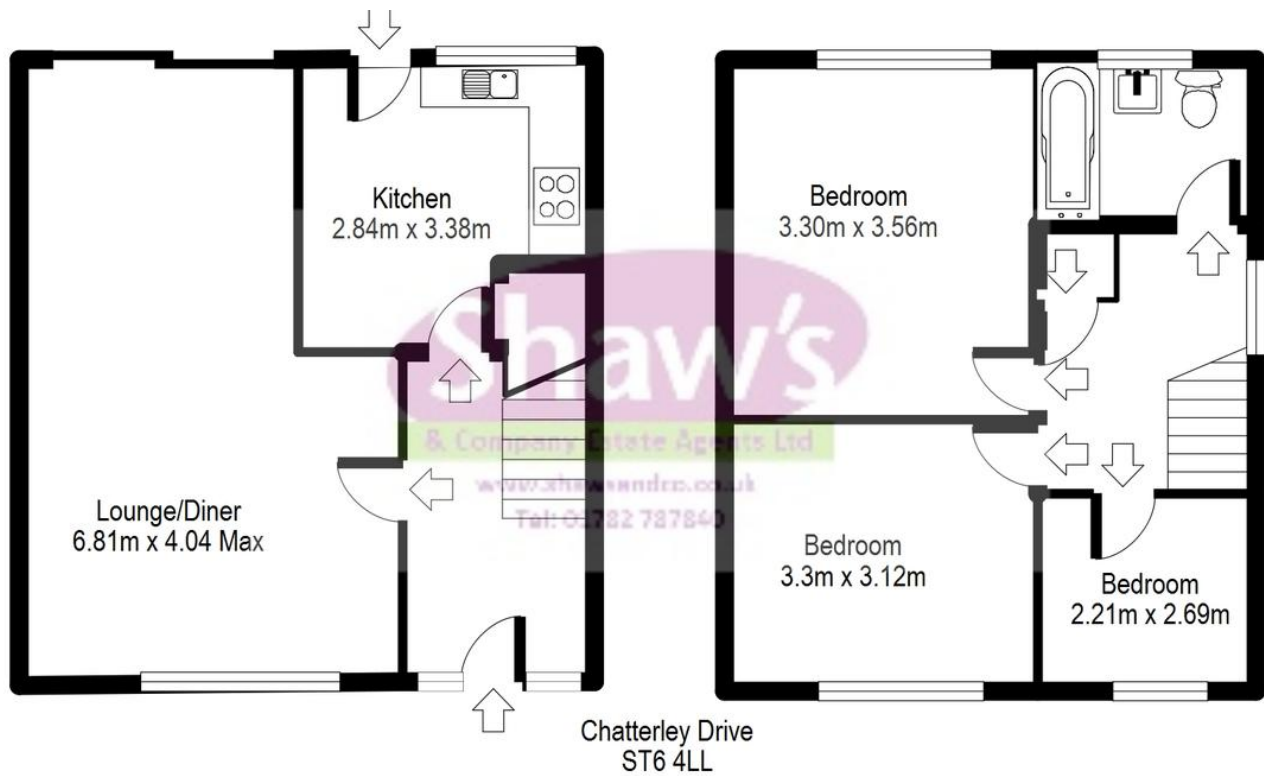
EPC RATING (PDF available online)

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