



33 Bourne Road
Kidsgrove, ST7 1EU

- SEMI DETACHED HOUSE
- WITH NO CHAIN
- HALL, L SHAPED LOUNGE
- BREAKFAST KITCHEN
- THREE BEDROOMS, SHOWER ROOM
- DRIVEWAY & LANDSCAPED GARDENS
- UPVC D/G & GCH
- CONVENIENT LOCATION

£137,000





Property Description

DIRECTIONS

Please follow Sat Nav with postcode ST7 1EU. The property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a UPVC door. Window to the side elevation. Stairs to the first floor. Understairs store cupboard.

LOUNGE

17' 5" x 15' 2max" (5.31m x 4.62m) Bow window to the front elevation. Plasma fire set in a surround with hearth. Sliding patio doors to:

CONSERVATORY

8' 11" x 7' 9" (2.72m x 2.36m) Dwarf wall construction with UPVC windows and door leading to the garden. Tiled floor.

KITCHEN/BREAKFAST ROOM

13' 2" x 8' 1" (4.01m x 2.46m) Two windows to the rear





elevation. A range of updated wall and base units. One and a half bowl sink with chrome mixer tap, complimentary work surface. Built in electric oven with induction hob above. Space for fridge freezer and washer. Splash back tiling. Radiator. Gas combi boiler. UPVC side access door.

FIRST FLOOR LANDING

Window to the side elevation. Store cupboard housing the hot water cylinder. Access to the loft. Doors to:

BEDROOM ONE

12' 8" x 8' 9" (3.86m x 2.67m) Window to the front elevation. Fitted wardrobes. Radiator.



BEDROOM TWO

12' 7" x 8' 6" (3.84m x 2.59m) Window to the rear elevation. Radiator.

BEDROOM THREE

8' 9" x 6' 9" (2.67m x 2.06m) Window to the front elevation. Storage cupboard. Radiator.

SHOWER ROOM

Window to the rear elevation. Large walk in shower. Low level W.C, wash hand basin. Fully tiles walls. Vinyl flooring. Extractor fan.



EXTERNALLY

FRONT

Hedge boundary. Block paved creating off road parking. Lawn area. Paved pathway at the side of the property leads to:

REAR GARDEN

Landscaped with a fence boundary, laid to lawn with shrub borders, patio 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

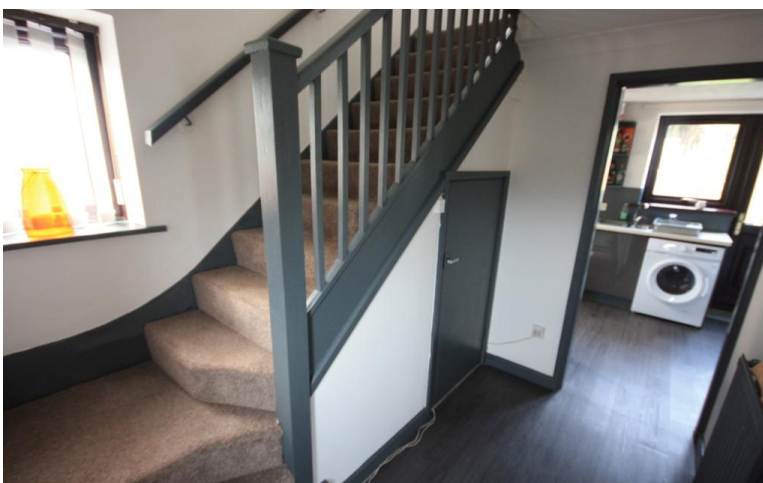
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on 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