

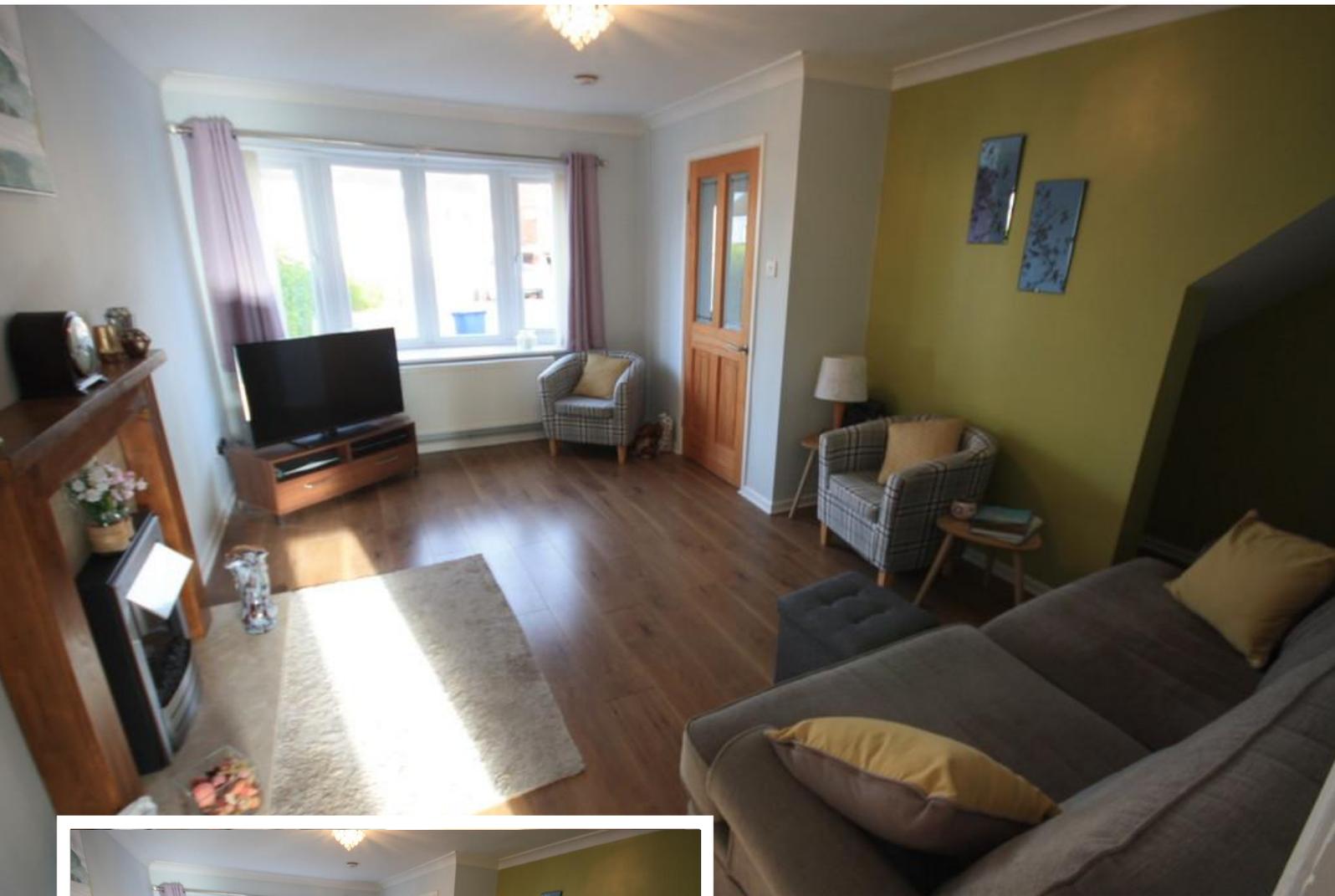


**4 Birkdale Drive**  
**Kidsgrove, ST7 4SL**

- BEAUTIFULLY PRESENTED
- WELL IMPROVED THROUGHOUT
- SEMI DETACHED RESIDENCE
- HALLWAY, LOUNGE
- WELL APPOINTED KITCHEN
- LANDSCAPED GARDENS
- GARAGE & DRIVEWAY
- UPVC D/G & GCH NO CHAIN

**£189,995**





## Property Description

### INTRO

This beautifully presented & well improved semi detached residence offers a brilliant opportunity to acquire this lovely home located within a well regarded location comprising, entrance hallway, lounge to the front, a well appointed kitchen/dining room with French doors to the rear, three bedrooms, with fitted wardrobes, a family bathroom & over shower. Externally pleasant landscaped gardens & with open aspect to the rear garden attracting lots of sun. Attached garage. No chain. UPVC double glazing & combi gas central heating. The property enjoys a lovely location with lots of amenities nearby. Viewing imperative without delay! (draft details subject to approval & more details to follow)

### DIRECTIONS

Please follow Sat Nav for post code ST7 4SL proceed off Newchapel Road and the property can be found on the right hand side as identified by our For Sale sign.

### ENTRANCE HALL



Composite entrance door with glazed panels, tiled floor, radiator. Stair case to the first floor fitted handrail. Door to;

#### LOUNGE

15' 7" x 14' 6" (4.75m x 4.42m) Bow window to the front, radiator, coving to the ceiling, laminate flooring, understairs store area.

#### KITCHEN/DINING ROOM

14' 6" x 8' 2" (4.42m x 2.49m) Comprising a modern range of base and wall units, single drainer sink, electric fitted oven and hob, worksurfaces, window to the rear, French doors to the garden. Separate store cupboard. Radiator.

#### FIRST FLOOR LANDING

Over stairs store cupboard, access to the loft boarded and lights and the gas boiler, wardrobe cupboard. Laminate flooring.

#### BEDROOM ONE

12' 5" x 8' 2" (3.78m x 2.49m) Window to the rear, radiator, laminate flooring. Fitted wardrobes.

#### BEDROOM TWO

9' 6" x 8' 2" (2.9m x 2.49m) Plus Wardrobes Window to the front, radiator, fitted wardrobes, laminate flooring.



#### BEDROOM THREE

9' 4" x 6' 2" (2.84m x 1.88m) Window to the front, radiator, laminate flooring, built in desk, overstairs store/wardrobe.

#### BATHROOM

6' 0" x 6' 0" (1.83m x 1.83m) Comprising an updated white suite, a panelled bath, over bath shower, wash hand basin, low level w.c, window to the rear, radiator.



#### EXTERNALLY

##### FRONT GARDEN

A landscaped front garden area, gravelled border. A block paved driveway provides parking space, a covered porch canopy over the front door.

##### GARAGE

19' 11" x 7' 10" (3.02m x 2.39m) Up and over front door, rear access door, electric light and power.

##### REAR GARDEN

A landscaped garden area with a paved patio area and low maintenance garden. Enclosed with fencing, laid to lawn and gravelled borders. The garden offers a pleasant





outlook & high degree of privacy.

#### 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.

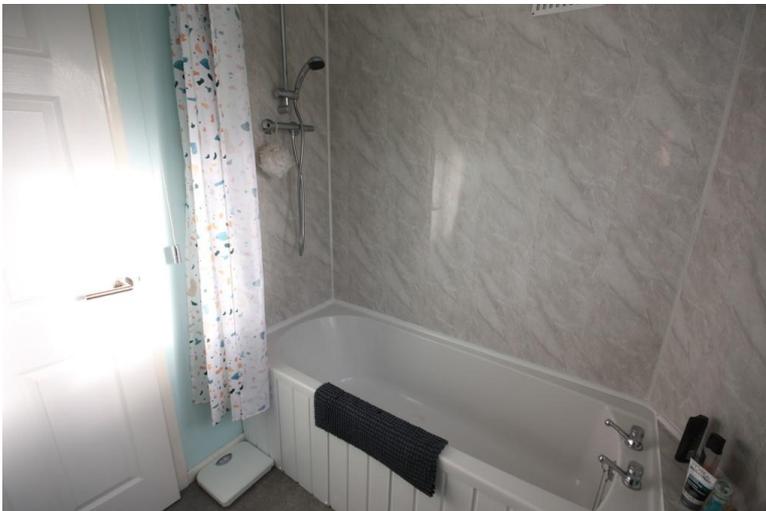


#### MORTGAGES

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 .

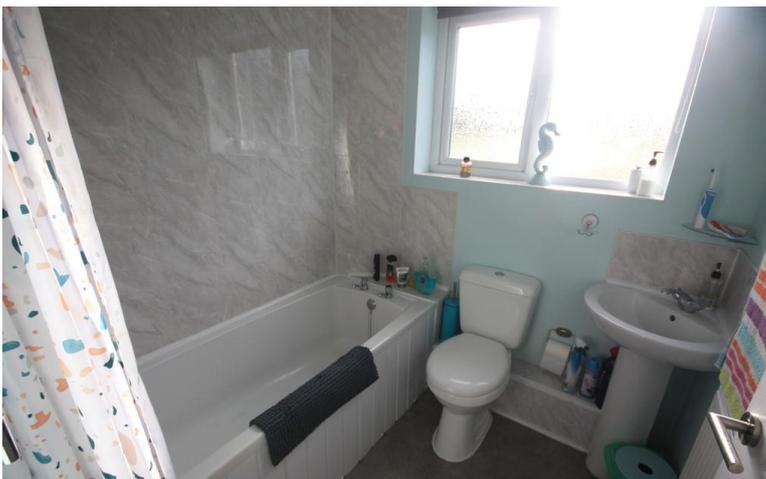


#### LOCAL AUTHORITY

Newcastle Borough Council.

#### EPC RATING (PDF available online)

Current: Potential:





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

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
01782787840

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