



87 Newchapel Road
Kidsgrove, ST7 4RT

- SEMI DETACHED HOUSE
- WITH NO CHAIN
- CORNER PLOT LOCATION
- HALL, LOUNGE
- KITCHEN/DINING ROOM
- GARAGE TO THE REAR
- UPVC D/G & GCH
- THREE BEDROOMS

£175,000





Property Description

INTRO

A semi detached house with no chain, located within a well regarded location and a corner plot, with garage to the rear, internally the house comprises, hallway, lounge, kitchen/dining room, attached conservatory to the side of the house, three bedrooms, a family bathroom. Externally a front garden, access to the side patio area and landscaped rear garden. A 19' garage to rear. UPVC double glazing & gas central heating are installed. The property is located within easy access to daily facilities & excellent road links to the A34/A500 Viewing is essential without delay to fully appreciate the opportunity. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4RT. From Mount Road take the second exit of the roundabout in to Newchapel Road. The property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL





Entered through a UPVC door with glazed side panels. Staircase to the first floor. Radiator. Door to:

LOUNGE

15' 9" x 11' 2" (4.8m x 3.4m) Window to the front elevation. Feature fireplace. Wall lights. Coving to the ceiling. Door to:

KITCHEN/DINER

14' 6" x 8' 1" (4.42m x 2.46m) Two window to the rear elevation. A range of wall and base units. Ceramic single drainer sink unit. Worksurface. Space for appliances. Understairs store housing the gas boiler. Recessed spotlights. Tiled floor. UPVC rear access door to the garden.



CONSERVATORY

10' 3" x 9' 1" (3.12m x 2.77m) Dwarf wall construction with UPVC windows and door. Under floor heating. Wall lights. Four power points.

FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Store cupboard. Doors to:

BEDROOM ONE

15' 8" x 8' 2" (4.78m x 2.49m) Window to the front elevation. Radiator. The vendor informs us the wardrobes are included in the sale if required.



BEDROOM TWO

9' 2" x 8' 2" (2.79m x 2.49m) Window to the rear elevation. Laminate flooring. The vendor informs us the wardrobes are included in the sale if required.

BEDROOM THREE

9' 7" x 6' 1" (2.92m x 1.85m) Window to the front elevation. Built in over stairs wardrobe. Radiator.

BATHROOM

Window to the rear elevation. The suite comprises. Panelled bath, low level W.C, wash hand basin. Radiator.



EXTERNALLY

FRONT GARDEN

Brick wall boundary wall to the front and side of the property. Extending to the side of the property, the garden is laid to lawn with shrub borders. Paved path leads to the front door.

REAR GARDEN

Low maintenance with gravel borders. Patio area. Paved



path leads to the garage. Power point and tap.

GARAGE

19' 6" x 12' (5.94m x 3.66m) Excellent size garage with electric roller shutter door. Window and access door to the side elevation.

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