



**3 Greenside Close**  
Kidsgrove, ST7 4TG

- SEMI DETACHED HOUSE
- WITHIN A WELL REGARDED LOCATION
- HALL, 22' LOUNGE/DINING ROOM
- KITCHEN, WHITE BATHROOM
- THREE BEDROOMS
- FRONT & REAR GARDENS
- DRIVEWAY & PARKING
- UPVC D/G & GCH

**£175,490**





## Property Description

### INTRO

Always look on the Brightside! A lovely semi detached house located at Greenside Close! comprising entrance hall, 22' lounge/dining room, kitchen, three bedrooms, a family bathroom with a white suite & over shower, externally gardens to the front & rear, a driveway provides parking spaces. UPVC double glazing & gas central heating. The property is located within a cul de sac & well regarded location with easy access to lots of amenities and road links to the A500 & A34. Viewing is essential without further delay.

### DIRECTIONS

Please follow Sat Nav for postcode ST7 4TG from Stone Bank Road and the property can be found on the right hand side as identified by our For sale Sign.

### ENTRANCE HALL

Upvc entrance door to side. Laminate flooring, coving to the ceiling.



#### LOUNGE/DINING ROOM

22' 10" x 11' 9" (6.96m x 3.58m) Window to the front and window to the rear. Three radiators, understairs store cupboard, staircase to the first floor with potential to fix a door to separate the staircase.

#### KITCHEN

11' 3" x 6' 9" (3.43m x 2.06m) With fitted base and wall units, worksurfaces, single drainer sink, built in oven and hob, window to the side. Upvc external excess door. Spaces for appliances, small breakfast bar. Tiled floor.

#### FIRST FLOOR LANDING

Window to the side, access to the loft space, store cupboard with a Baxi combi gas boiler and storage space. An overstairs store cupboard. Coving to the ceiling.



#### BEDROOM ONE

11' 4" x 9' 0" (3.45m x 2.74m) Window to the front, radiator.

#### BEDROOM TWO

11' 4" x 7' 0" (3.45m x 2.13m) Plus Recess Window to the rear, useful wardrobe/storage cupboard, radiator.

#### BEDROOM THREE

6' 4" x 6' 0" (1.93m x 1.83m) Window to the front, radiator. Door opening out on to the landing.



#### BATHROOM

An updated white suite a panelled bath over bath shower with a rain fall head, wash hand basin, radiator, splash back tiling to the walls. Chrome radiator.

#### EXTERNALLY

#### FRONT GARDEN

Front garden area, laid to lawn, shrub borders, a long driveway provides parking spaces.

#### REAR GARDEN

A landscaped garden, two paved patio areas, cold water tap, we understand that the garden attracts the afternoon/evening sun.

#### 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: 70C Potential: 89B





While 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.  
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