

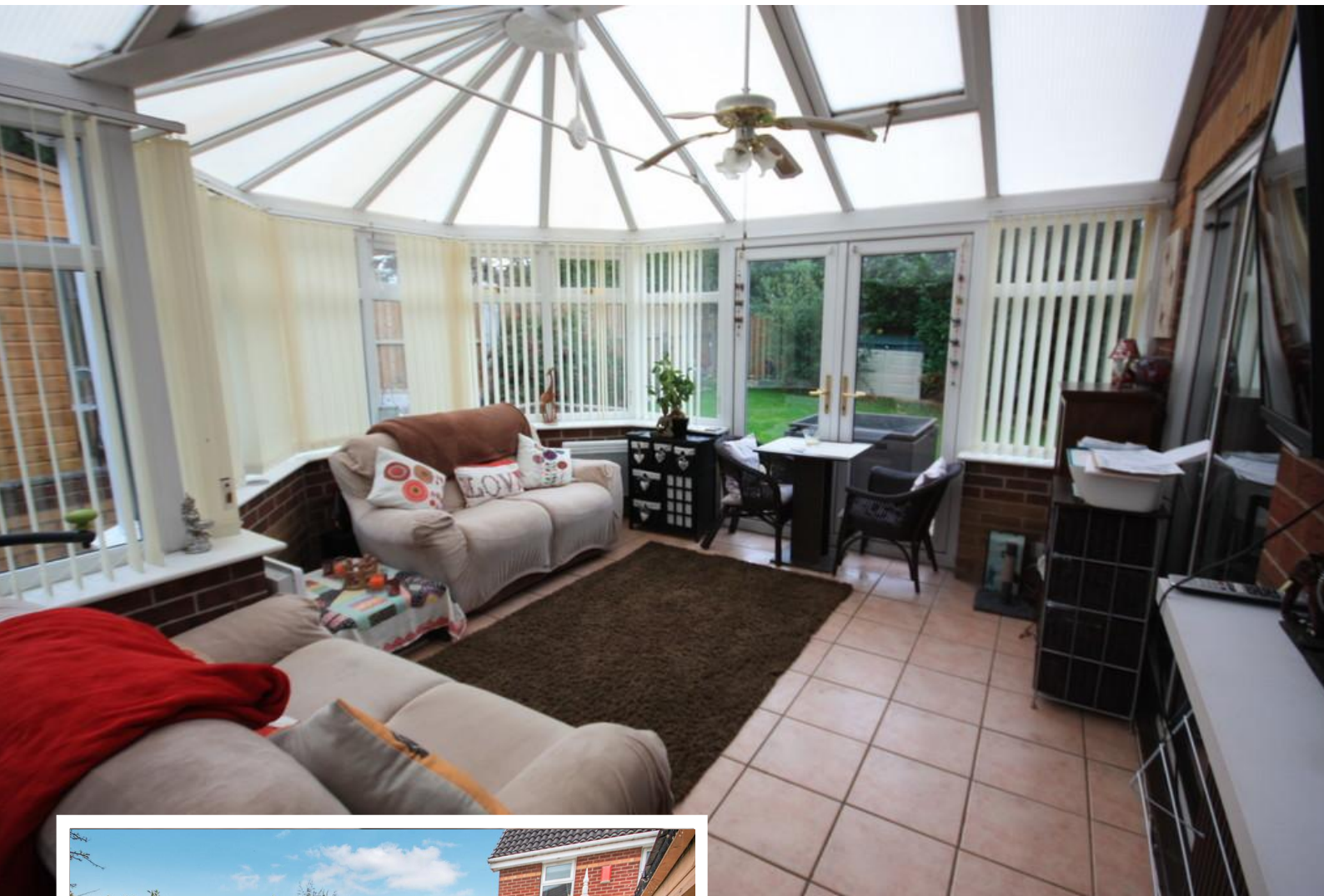


18 Lapwing Road
Kidsgrove, ST7 4XP

- A DETACHED RESIDENCE
- LOUNGE & DINING ROOM
- BEAUTIFULLY PRESENTED
- LARGE CONSERVATORY
- GOOD SIZED GARDEN PLOT
- GARAGE/OUTBUILDING
- HALL, CLOAKS/W.C
- UPVC D/G & GCh

£250,000





Property Description

INTRO

Time to Fly! Like The Lapwing over to a beautifully presented detached residence! Located within a well regarded location and within a good sized plot & with a large conservatory, entrance hall, cloaks/w.c lounge, dining room, kitchen, three bedrooms, ensuite, bathroom. Fitted wardrobes included in to bedroom one. Externally a good sized landscaped rear garden which must be seen to fully appreciated, a detached garage has been split to form an office to rear & store area to front. A summerhouse is located within the garden & available by negotiation. UPVC double glazing & gas central heating are included. The property is located within easy access to excellent road & rail links to the A35/A500 Viewing in a must without delay! (draft details subject to vendor approval)

DIRECTIONS

Please follow Sat Nav for post code ST7 4XP proceed along Lapwing Road as the property can be found on the right hand side as identified by our For Sale Sign.



ENTRANCE HALL

Staircase to the first floor, radiator, part glazed front access door.

CLOAKS/W.C

Low level w.c wash hand basin, radiator window to the side.

LOUNGE

15' 2" x 10' 10" (4.62m x 3.3m) Glazed patio doors to the rear, radiator wall mounted Plasma fire, laminate flooring, radiator.

DINING ROOM

8' 7" x 8' 5" (2.62m x 2.57m) Window to the front, radiator, coving. Arch to:

KITCHEN

8' 9" x 8' 7" (2.67m x 2.62m) Fitted base and wall units, single drainer sink, double oven and hob, window to rear> Door to:

CONSERVATORY

18' 8" x 14' 0" reduces to 9" (5.69m x 4.27m) A dwarf wall Upvc conservatory, utility area and work top, radiator.

FIRST FLOOR LANDING

Access to the loft.



BEDROOM ONE

11' 10" x 8' 10" (3.61m x 2.69m) With a fitted comprehensive range of fitted wardrobes providing lots of space, radiator, window to the front.

ENSUITE

Comprising a enclosed shower cubicle. low level w.c, splash back tiling, window to rear.



BEDROOM TWO

11' 0" x 7' 5" (3.35m x 2.26m) Window to the front, radiator, overstairs store area with a Vaillant combi gas boiler.

BEDROOM THREE

9' 6" x 7' 6" (2.9m x 2.29m) Window to the rear, radiator.

BATHROOM

6' 7" x 5' 6" (2.01m x 1.68m) Comprising a panelled bath and iver bath shower, low level w.c, wash hand basin, splash back tiling, radiator, window to rear.



EXTERNALLY



FRONT GARDEN

A landscaped front garden area a driveway provides parking space.

GARAGE

Divided in to a useful office and storage to the front a pitched roof, tiled roof.

REAR GARDEN

A good sized landscaped garden area laid to lawn, shrub borders, gravel and paved patio. A slightly higher level has a useful space for a summer house. The current can be purchased by negotiation



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: 83B





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

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

www.shawsandco.co.uk
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