

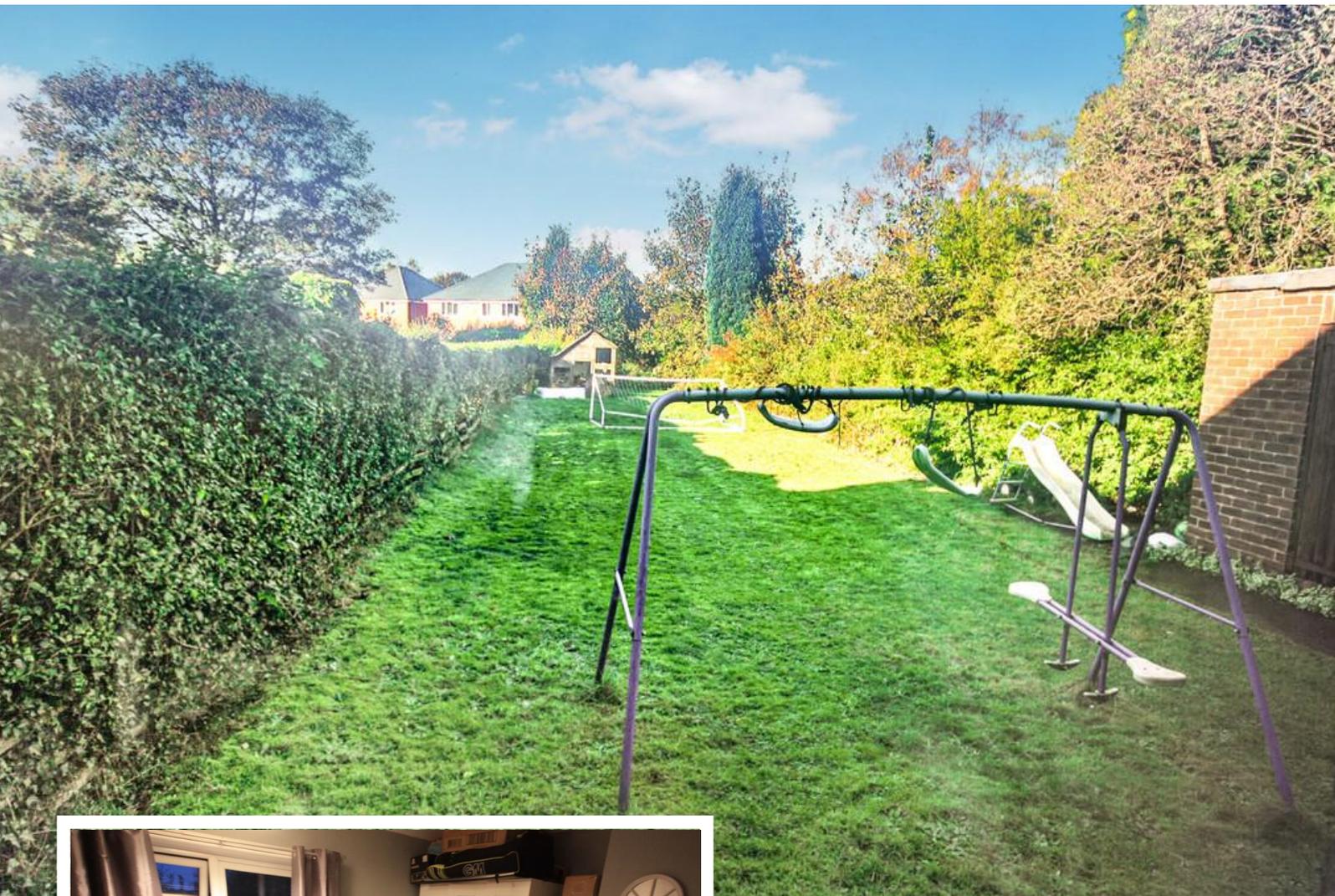


**4 Telford Close**  
**, ST7 1DL**

- SEMI DETACHED HOUSE
- WITHIN A LARGE REAR GARDEN
- HALL, DINING ROOM, LOUNGE
- KITCHEN & BATHROOM
- THREE BEDROOMS
- UPVC D/G, GAS C/H
- SOME FURTHER POTENTIAL
- CONVENIENT LOCATION

**£150,000**





## Property Description

### DIRECTIONS

Please follow Sat Nav for postcode ST7 1DL upon entering the cul de sac the property can be found on the right hand side as identified by our For Sale Sign.

### ENTRANCE HALL

With the stair case to the first floor, a Upvc front entrance door, radiator, downstairs area.

### DINING ROOM

11' 8" x 9' 7" (3.56m x 2.92m) Window to the rear, radiator. Arch to;

### LOUNGE

15' 3" x 11' 9" (4.65m x 3.58m) Feature fireplace and window to the rear over looking the large rear garden, radiator.

### KITCHEN

9' 9" x 7' 3" (2.97m x 2.21m) Comprising a range of base and wall units, work surfaces, spaces for appliances, built





in oven and hob, radiator, single drainer sink unit, tiled floor. External side access door. Radiator. Windows to the front.

#### OUTBUILDINGS

Comprising two storage areas.

#### FIRST FLOOR LANDING

Window to the front. Access to loft.

#### BEDROOM ONE

12' 4" x 9' 10" (3.76m x 3m) Window to the rear over looking the garden, radiator.

#### BEDROOM TWO

11' 6" x 10' 4" (3.51m x 3.15m) Window to the rear over looking the garden, radiator.

#### BEDROOM THREE

9' 6" x 8' 1" (2.9m x 2.46m) Window to the front, radiator.

#### BATHROOM

Comprising a panelled bath, low level W.C wash hand basin, window to the front. Shower screen walls cupboard with combi gas boiler installed in 2020.



#### FRONT GARDEN

A front garden area laid to lawn. A pathway to the side of the house. potential to create parking spaces subject to consent.

#### REAR GARDEN

A very large rear garden area of approx. 90' feet in length proving a large family garden, attracting the afternoon sun. Plenty of space to extend the house subject to consent. A paved 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:



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