



32 St. Andrews Drive
Kidsgrove, ST7 4QU

- SEMI DET BUNGALOW
- WITHIN A CUL DE SAC
- SEMI RURAL LOCATION
- HALL, KITCHEN, LOUNGE
- 3 BEDROOMS & SHOWER ROOM
- CORNER PLOT
- GARAGE & DRIVEWAY
- UPVC D/G & GCH

£185,000





Property Description

INTRO

A brilliant opportunity to acquire a 3 bedroom semi detached bungalow within a popular cul de sac comprising, hall, kitchen inc appliances, lounge, 3 bedrooms, a shower room, Externally a corner plot with garden to front, side & rear, a detached garage. UPVC double glazing & gas central heating, located nearby are plenty of facilities & countryside. Viewing essential without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for post code ST7 4QU proceed along the cul de sac and the property can be found on the right hand side.

ENTRANCE HALL

Upvc entrance door, radiator, access to loft with gas boiler.





KITCHEN

11' 2" x 7' 10" (3.4m x 2.39m) Comprising base and wall units, single drainer sink, double oven and hob, window to the front, integrated dish washer, corner carousel, concealed washing machine, store cupboard off.

LOUNGE

16' 8" x 11' 2" (5.08m x 3.4m) Window to the front, double radiator, feature fireplace with electric fire.

BEDROOM ONE

12' 2" x 9' 0" (3.71m x 2.74m) Window to the rear, radiator.



BEDROOM TWO

10' 1" x 8' 4" (3.07m x 2.54m) Window to the rear, radiator.

BEDROOM THREE

8' 4" x 7' 2" (2.54m x 2.18m) Window to the side, radiator.

SHOWER ROOM

A walk in shower cubicle, low level w.c, wash hand basin, splash back tiling, radiator., window to the side.

EXTERNALLY

FRONT GARDEN

A gravelled front garden area, cold water rap.

SIDE GARDEN

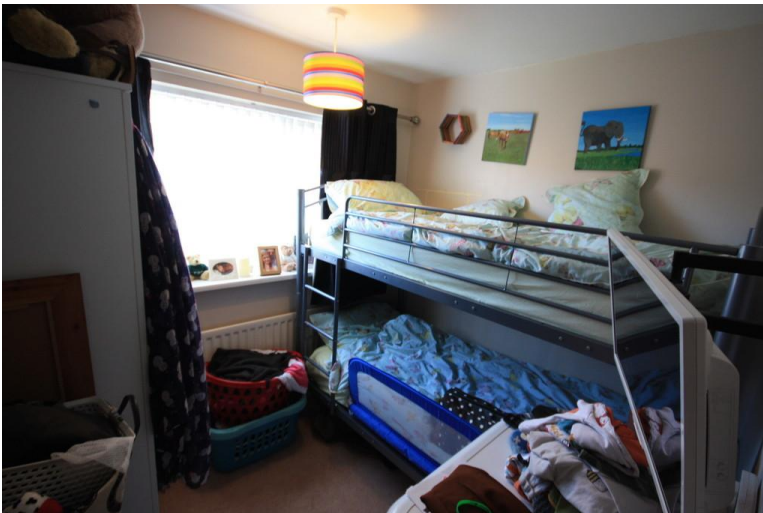
Laid to lawn a paved pathway, enclosed with a dwarf wall.

REAR GARDEN

Shrub borders and gravelled area.

GARAGE

17' 0" x 8' 9" (5.18m x 2.67m) Up and over front door, a block paved driveway leads to the garage, electric light and power.



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: