



91 Pennyfields Road
Newchapel, ST7 4PS

- SEMI DETACHED HOUSE
- GOOD SIZED PLOT
- NO CHAIN
- HALL, LOUNGE, CLOAKS/W.C
- EXTENDED KITCHEN/DINING ROOM
- THREE BEDROOMS & BATHROOM
- GARAGE & LONG DRIVEWAY
- UPVC D/G, GCH

£179,995





Property Description

DIRECTIONS

Please follow Sat Nav for postcode ST7 4PS from Kidsgrove proceed along Pennyfields Road and the property can be found on the right hand side as identified by our For Sale Sign.

FRONT ENTRANCE PORCH

Upvc double glazed windows.

ENTRANCE HALLWAY

Staircase to the first floor, radiator.

LOUNGE

14' 10" x 10' 5" (4.52m x 3.18m) Bow window to the front, radiator, coving to the ceiling. Feature fire place and gas fire, radiator.

KITCHEN/DINING ROOM

13' 10" x 11' 4" (4.22m x 3.45m) An extended kitchen/dining room with fitted base and wall units, single drainer sink, spaces for appliances, radiator, window to



the rear, side external access door to the covered porch, window to the side.

UNDERSTAIRS STORE AREA PLUS W.C

Storage space and low level w.c, Arison gas fired boiler.

FIRST FLOOR LANDING

Window to the side.

BEDROOM ONE

11' 10" x 8' 7" (3.61m x 2.62m) Window to the front with views towards Mow Cop, radiator. Fitted wardrobes.

BEDROOM TWO

10' 0" x 10' 5" (3.05m x 3.18m) Window to the rear, radiator.

BEDROOM THREE

7' 0" x 6' 0" (2.13m x 1.83m) Window to the front, radiator, access to the loft.

BATHROOM

7' 0" x 6' 0" (2.13m x 1.83m) Comprising a panelled bath, low level w.c, wash hand basin, window to the side, Chrome towel radiator, tiled floor, spot lights to the ceiling.

EXTERNALLY

FRONT GARDEN

A good sized front garden, a broken slate finish garden area and shrub borders. A driveway provides parking spaces.

GARAGE

Concrete sectional, in need of repair.

REAR GARDEN

A paved patio area leading to the garden area laid to lawn and a further patio area. The garden attracts the afternoon sun.

NOTE

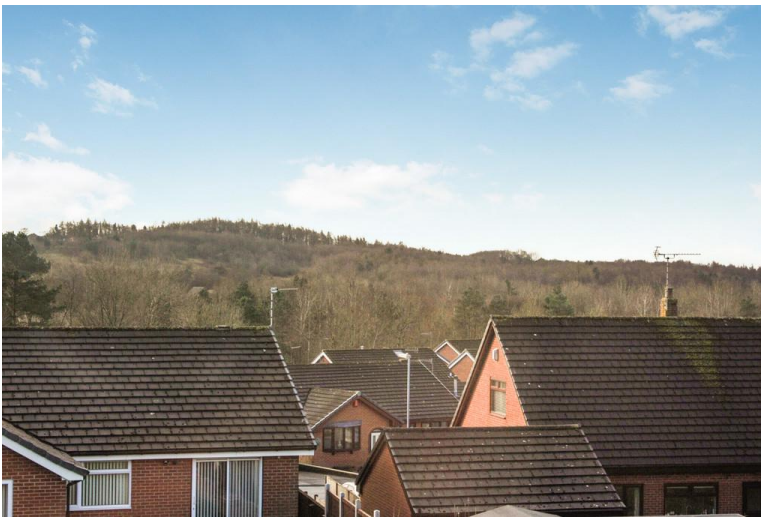
Adjacent to the property boundary is a public footpath leading to a nearby cul de sac.

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:





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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