



**9A St. Chads Terrace**  
Red Street, ST5 7AD

- BEAUTIFULLY PRESENTED
- TOWN HOUSE
- WITH GARDEN TO THE REAR
- FORECOURT TO THE FRONT
- TWO RECEPTION ROOMS
- KITCHEN & GROUND FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- CONVENIENT LOCATION

**Offers In Excess Of £115,000**







## Property Description

### INTRO

Paint the Town Red! with those Red Roses! A beautifully presented two bedroom town house at Red Street, with no chain and a rear lawn garden! making a brilliant first time buy and/or investment, comprising a forecourt to the front, two reception rooms, fitted kitchen, rear hall, a ground floor white bathroom with shower over. Two double bedrooms. Externally a rear yard area. A lawn garden attracting afternoon sun. UPVC double glazing & gas central heating are installed. The property is located within easy access to lots of facilities & excellent road links to the A34/A500 Viewing imperative without delay! (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav for postcode ST5 7AD from Talke Road. The property can be found on the right hand side as identified by our For Sale Sign.

### DINING ROOM

11' 1" x 10' 1" (3.38m x 3.07m) Window to the front,





radiator, feature fireplace and inset fire, radiator, coving to the ceiling.

#### LOUNGE

11' 11" x 11' 3" (3.63m x 3.43m) Window to the rear, staircase to the first floor and understairs store area, radiator.

#### KITCHEN

10' 4" x 5' 10" (3.15m x 1.78m) Fitted base and wall units, worksurfaces, single drainer sink, built in oven and hob freezer/fridge space, window to the side.

#### REAR ACCESS HALL

Upvc half glazed external access door.

#### BEDROOM ONE

11' 3" x 10' 10" (3.43m x 3.3m) Window to the front, radiator, laminate flooring, store cupboard.

#### BEDROOM TWO

11' 11" x 11' 5" (3.63m x 3.48m) Window to the rear, radiator, laminate flooring, overstairs store cupboard.

#### EXTERNALLY

#### FORECOURT

A forecourt to the frontage.

#### REAR YARD

A paved rear yard.

#### REAR GARDEN

Laid to lawn, the garden attracts the afternoon sun.

#### VIEWING ARRANGEMENTS

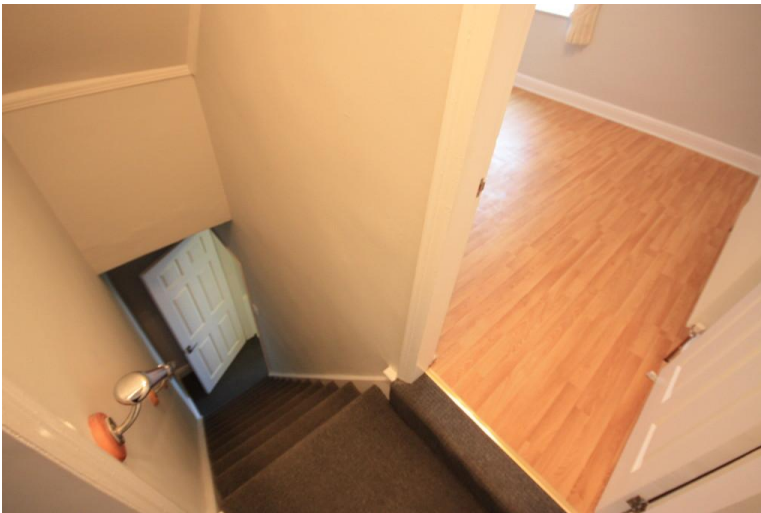
Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

#### 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: Potential:





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

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[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
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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