



3 Cumberland Close

Clough Hall, Kidsgrove, ST7 1AY

- DETACHED BUNGALOW
- WITH NO CHAIN
- FURTHER POTENTIAL TO UPDATE
- REQUIRING REFURBISHMENT
- THREE BEDROOMS
- LOUNGE, KITCHEN & PORCH
- GARDENS TO FRONT & REAR
- PARTIAL D/G, GCH

Offers In Excess Of £185,000





Property Description

INTRO

A detached bungalow located within a well regarded location of Clough Hall, with so much potential to update and to create a detached bungalow. The property comprises, porch, hallway, lounge with loft access, three bedrooms, kitchen, attached side porch. Externally gardens to front & rear with potential. partial UPVC double glazing, gas central heating are installed. No chain. A cul de sac location. Viewing essential. (draft details subject to approval)

DIRECTIONS

Proceed towards Clough Hall and along Park Avenue, at T junction turn left in to Clough Hall Road, turn right in to Cumberland Close and the property can be found on the left hand side as identified by our For Sale Sign.

ENTRANCE PORCH

Upvc entrance door and window. Door to:

ENTRANCE HALL



L shaped hall, 3 store cupboards.

LOUNGE

14' 4" x 11' 4" (4.37m x 3.45m) Bay window to the front, window to the side, radiator, chimney breast and inset space for a stove, laminate flooring, ceiling opening in to the loft space.

LOFT SPACE

18' 0" x 13 (Approx)' 0" (5.49m x 3.96m) Windows to the front and rear, radiator.

KITCHEN

12' 11" x 7' 11" (3.94m x 2.41m) Fitted base and wall units, single drainer sink Worcester gas combi boiler, window to the rear. Arch to:

LEAN TO PORCH

29' 2" x 11' 9 MAX reducing to 4'8" (8.89m x 3.58m) Window to the side, perspex roof, electrical consumer unit, radiator.

BEDROOM ONE

12' 11" x 9' 11" (3.94m x 3.02m) Fitted wardrobes, radiator.

BEDROOM TWO

11' 4" x 9' 6" (3.45m x 2.9m) Window to the rear, radiator.

BEDROOM THREE

7' 6" x 6' 11" (2.29m x 2.11m) Window to the rear, radiator.

BATHROOM

7' 5" x 5' 10" (2.26m x 1.78m) Comprising a fitted bath, low level w.c and wash hand basin, tiled walls, over bath shower, window to rear.

EXTERNALLY

FRONT GARDEN

Attached garage.

REAR GARDEN

ATTACHED GARAGE

23' x 8' (7.01m x 2.44m) Up and over front door, window to the rear, gas meter.

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