



Stonebank Road
Kidsgrove, ST7 4HQ

- FRESHLY RENOVATED
- TWO BEDROOMS & BED 3/STUDY
- AN END TOWN HOUSE
- NO CHAIN
- DRIVEWAY FOR PARKING
- UPVC D/GLAZING & GAS C/HEATING
- UPDATED KITCHEN/DINING ROOM
- LOW MAINTENANCE REAR GARDEN

£149,995





Property Description

INTRO A freshly renovated home ready to move into! For sale is a three bedroom end town house and available with no chain! Comprising entrance hall, lounge, a modern kitchen/dining room, downstairs cloaks/W.C, three bedrooms and an updated bathroom. With parking to the front, and a low maintenance rear garden, paved and with a pleasant forest outlook to the rear. UPVC double glazing and recently installed gas central heating system from a new combi boiler. On the doorstep to Birchenwood country park and with easy access to Kidsgrove town centre, including strong road links and amenities nearby. Don't wait around to get in touch with us before it's SOLD!

DIRECTIONS Please use postcode ST7 4HQ for Sat Nav. From Kidsgrove town centre, start proceeding up Kidsgrove Bank. Turn right into Stonebank Road where the property can be found immediately on the left hand side, as identified by our For Sale sign.





ACCOMMODATION

ENTRANCE HALL UPVC front entrance door. Stairs to the first floor.

LOUNGE 12' 4" x 11' 7" (3.76m x 3.53m) Window to the front, radiator. Small understairs store cupboard. Door to:

KITCHEN/ DINING ROOM 15' 6" x 12' 5" (4.72m x 3.78m) A newly updated kitchen with a defined area for dining. Base and wall mounted cupboard units with worksurfaces above. Induction hob with electric oven/grill and extractor hood above. Single drainer sink unit. Opaque window to the side, and windows to the rear porch. UPVC door to the porch. Laminate floor. Radiator. Spotlights to the ceiling.

REAR PORCH Tiled floor. UPVC door to the rear. Perspex roof. Door to:

CLOAKS/W.C A low level W.C. Laminate flooring.

FIRST FLOOR LANDING Window to the side.

BEDROOM ONE 11' 10" x 9' 9" (3.61m x 2.97m) Window to the rear with a nice outlook of the garden and trees behind. Radiator.

BEDROOM TWO 10' 8" x 9' 8" (3.25m x 2.95m) Window to the front, radiator.

BEDROOM THREE/ STUDY 6' 4" x 5' 7" (1.93m x 1.7m) Window to the front, radiator. Betacom 30c newly installed gas combi boiler. This room would be ideal for a child's nursery or office/study.

BATHROOM 7' 7" x 5' 5" (2.31m x 1.65m) A nicely updated white suite with panelled 'L' shaped bath and overbath shower, low level W.C and wash hand basin. Opaque window to the rear. Chrome towel radiator. Bathroom panels to the shower and panelled ceiling, with spotlights. Laminate flooring.



FRONT GARDEN/ DRIVE Access from a wrought iron gate with driveway for parking. Enclosed by brick wall to the front and by a hedge/shrubbery to the side. Timber gate access through to the rear garden.

REAR GARDEN A lovely presented paved low maintenance rear garden, enclosed by shrubbery and with a pleasant woodland outlook to the rear. Small steps up with 3 sections in total. Timber shed.





ADDITIONAL NOTES The property has been recently renovated with new decor, carpets and flooring throughout. The property benefits from a brand new gas central heating system with a new combi boiler, pipework, and radiators throughout (with a 5 year warranty available). All blinds and light fittings are newly installed and included with the sale. The kitchen and bathroom fittings are all brand new and unused.

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.

COUNCIL TAX BAND: A

EPC RATING (PDF available online)

Current: 71C Potential: 86B







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

www.shawsandco.co.uk
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