



9 Starling Close
Kidsgrove, ST7 4XR

- DETACHED RESIDENCE W/ NO CHAIN
- BEAUTIFULLY PRESENTED
- HALL, CLOAKS/W.C
- LOUNGE, DINING ROOM
- ATTACHED CONSERVATORY
- 4 BEDROOMS, ENSUITE & BATHROOM
- LANDSCAPED GARDENS
- UPVC D/G COMBI GCH

£270,000





Property Description

INTRO

The Starlings have arrived! A stunning detached residence well improved which must be viewed to be appreciated! comprising ensuite, 4 bedrooms, family white bathroom, hall, cloaks/w.c, lounge, dining room, kitchen & utility, integral garage. Landscaped gardens to the front, driveway. A lovely landscaped low maintenance rear garden attracting afternoon sun. The house is complete with UPVC double glazing installed in 2015 a modern gas combi boiler. Located within a cul de sac location & easy access to daily facilities with good road links to the A500/A34 Viewing imperative without delay! (draft details with more to follow)

DIRECTIONS

Please follow Sat Nav for postcode ST7 4XR, proceed along the cul de sac and the property can be found on the left hand side as identified by our For Sale Sign.

ENTRANCE HALLWAY

Composite front door, radiator, staircase to the first floor.



CLOAKROOM

Window to the front with obscure glass, wash hand basin, vanity cabinet, w.c splash back tiling, tiled floor.

LOUNGE

14' 5" x 11' 3" (4.39m x 3.43m) Upvc double glazed window to the front, electric fire with feature surround and hearth, radiator, double doors that lead to:

DINING ROOM

9' 6" x 9' 3" (2.9m x 2.82m) Radiator, door to the kitchen and patio door leading into the conservatory, . Radiator.



CONSERVATORY

14' 5" x 8' 8" (4.39m x 2.64m) Brick built with upvc double glazed windows, upvc French doors that leads onto the rear garden.

KITCHEN

7' 10" x 11' 3" (2.39m x 3.43m) Comprising a range of wall and base units with ample storage, worktop over, radiator, upvc double glazed window to the rear. There is a double oven/grill, gas hob with extractor hood, tiled floor, splash back tiling, wine rack.

UTILITY ROOM

7' 7" x 6' 10" (2.31m x 2.08m) A range of base units, spaces for appliances, tiled floor, rear access door, window to rear.



FIRST FLOOR

FIRST FLOOR LANDING

Storage cupboard/wardrobe space.

MASTER BEDROOM

15' 1" x 10' 2" (4.6m x 3.1m) max Upvc double glazed window to the front, radiator, coving to the ceiling.

EN - SUITE

Double glazed window to the front aspect with obscure glass a white suite with part tiled walls, shower cubicle, radiator, wash hand basin w.c, tiled shelf area.



BEDROOM TWO

11' 1" x 8' 1" (3.38m x 2.46m) Upvc window to the rear aspect, storage cupboard, radiator, coving to the ceiling.

BEDROOM THREE

8' 6" x 7' 11" (2.59m x 2.41m) Upvc window to the front, storage cupboard, radiator, coving to the ceiling



BEDROOM FOUR

8' 6" x 7' 11" (2.59m x 2.41 m) Upvc double glazed window to the rear, radiator, coving to the ceiling.

BATHROOM

Upvc window to the rear, white suite comprising bath with shower over pedestal sink wc, part tiled walls and tiled floor, radiator.

EXTERNALLY

FRONT

A tarmac drive provides plenty of road parking, leads to the garage, a low maintenance garden area with shrub and bark finish, access to the rear garden.

INTEGRAL GARAGE

16' 11" x 7' 7" (5.16m x 2.31m) Up and over door power and light Worcester Green Star gas central heating boiler.

REAR GARDEN

A landscaped garden with stocked borders, outside tap, fence boundary, the garden attracts the afternoon sun. A lovely low maintenance garden with patio areas to enjoy the best of 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





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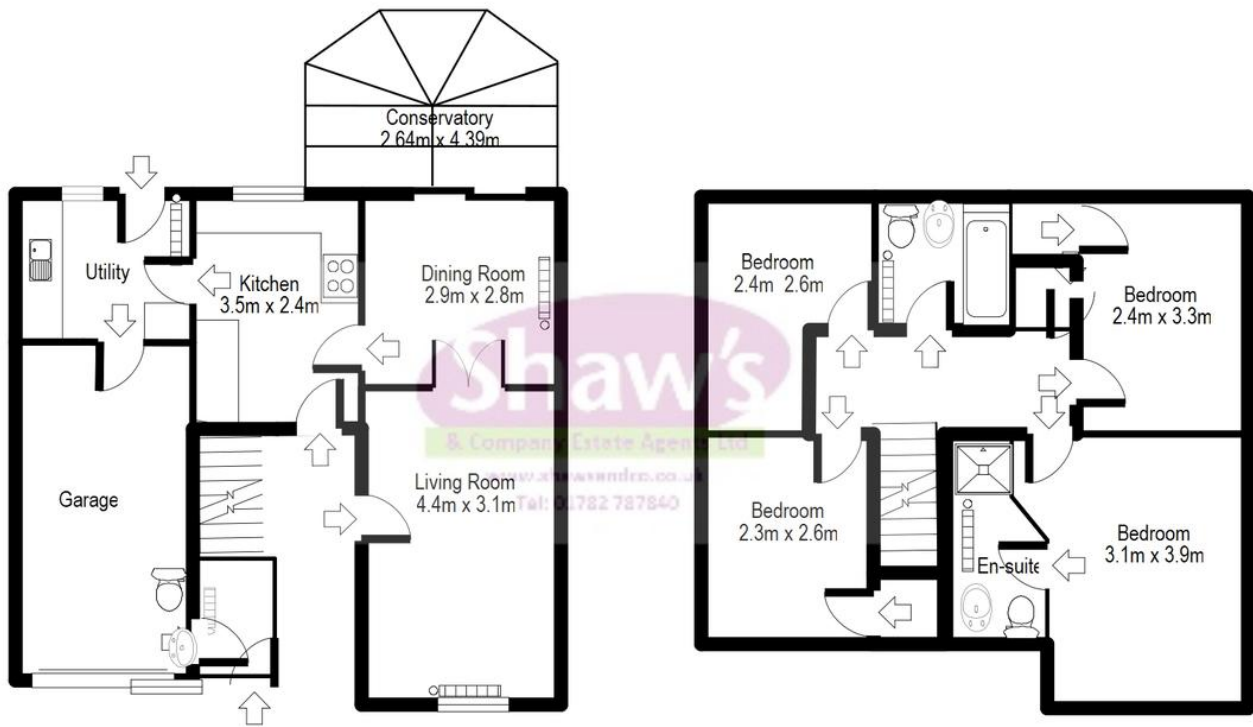
LOCAL AUTHORITY

Newcastle Borough Council.

EPC RATING (PDF available online)

Current: Potential:





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.
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