



Tawney Close
Kidsgrove, ST7 4EN

- GROUND FLOOR APARTMENT
- WITHIN A POPULAR LOCATION
- LOUNGE, KITCHEN/DINING ROOM
- BEDROOM, BATHROOM
- INTEGRAL GARAGE
- UPVC D/G, GCH
- FURTHER POTENTIAL
- CONVENIENT LOCATION

£89,995





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a ground floor apartment within a well regarded location comprising, entrance area, lounge, kitchen/dining room, double bedroom, a bathroom, integral garage with potential for conversion subject to regulations etc. Externally a garden area to the front and a rear garden area. UPVC double glazing & gas central heating are installed. Some further cosmetic attention/new kitchen is required. The property is located within easy access to lots of amenities along with good road links to the A500/A34 Viewing imperative without delay. (draft details subject to approval)

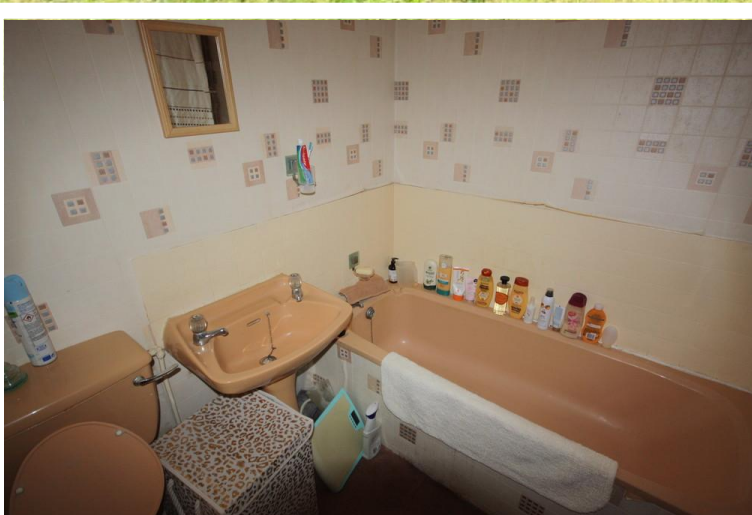
DIRECTIONS

Please follow post code for ST7 4EN proceed along the road and the property can be found on the right hand side.

ENTRANCE AREA

With a UPVC entrance door and glazed panels.

LOUNGE





11' 4" x 11' 1" (3.45m x 3.38m) Window to the front, radiator. Wall mounted gas fire.

INNER HALL

With store are off. Doors to the kitchen/dining room, bedroom and bathroom.

KITCHEN/DINER

13' 3" x 11' 4" (4.04m x 3.45m) Fitted base unit and inset sink, work surface. Wall mounted Alpha gas boiler. Window to the rear and a UPVC external access door.

BEDROOM

9' 11" x 8' 8" (3.02m x 2.64m) Window to the rear, radiator.

BATHROOM

Comprising a panelled bath, low level W.C, wash hand basin, splash back tiling, electrical wall heater. Window to the rear.

INTEGRAL GARAGE

16' 1" x 8' 4" (4.9m x 2.54m) Up and over front door, potential to convert the room to form another bedroom subject to building regulations etc. Electric light and power. Former dis-used header tank.

EXTERNALLY

FRONT GARDEN

Laid to lawn, a driveway provides parking space.

REAR GARDEN

A pleasant garden area, a paved patio area. We await Title deed confirmation as adjoining properties may have rights of way to access adjacent apartments.

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.

TENURE

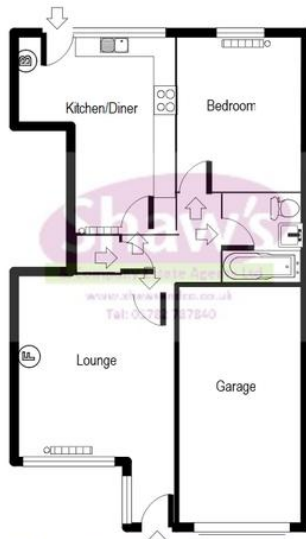
The Property is Leasehold with a Peppercorn Rent paid of £0.01 (one penny per annum)
a 999 year lease with approx 956 years left to run.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 73C Potential: 76C





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.
Made with Visual Builder

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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 and 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