



89 Everest Road
Kidsgrove, ST7 4ED

- SPACIOUS RESIDENCE
- STUNNING BATHROOM INC SHOWER
- BEAUTIFULLY PRESENTED
- 4 BEDROOMS
- REFURBISHED THROUGHOUT
- CORNER PLOT LOCATION
- WELL APPOINTED NEW KITCHEN
- NO CHAIN

£214,995





Property Description

INTRO

Shaw's & Co are delighted to offer For sale a spacious refurbished semi detached residence within a corner plot with lawns to 3 sides, no chain. This lovely home comprises a well appointed new kitchen & stunning new bathroom with shower, 29' lounge/dining room, a ground floor bedroom, hallway, 3 first floor bedrooms, first floor W.C/cloaks. Externally a pleasant corner plot with gardens, garage, patio area. UPVC double glazing & gas central heating form a recent installed combi boiler approx 96sqm accommodation. The property is within easy access to daily facilities & excellent road links to the A500/A34 yet with Birchwood Country Park nearby. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4ED. Turn off Newchapel Road in to the Rookery Road, turn left in to Everest Road and the property can be found on the right hand side, as identified by our for sale sign.



ENTRANCE HALL

Entered through a UPVC door with glazed side panel. Laminate flooring. Radiator.

LOUNGE/DINER

29' x 10' 8" (8.84m x 3.25m) Patio doors to the rear elevation. Feature circular arch. Coving to the ceiling. Laminate flooring. Radiator.

KITCHEN

9' 3" x 8' 5" (2.82m x 2.57m) Window to the rear elevation. Newly installed range of wall and base units, single drainer sink unit, worksurface. Built in oven, hob with extractor over. Tiled floor, splash back tiling to the walls. Concealed modern Baxi Boiler.



GROUND FLOOR BATHROOM

10' 2" x 9' 2" (3.1m x 2.79m) Window to the front elevation. Laminate flooring. Radiator.

GROUND FLOOR BEDROOM (4)

10' 2" x 9' 2" (3.1m x 2.79m) Window to the front, radiator, laminate flooring.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

19' 10" x 7' 7" (6.05m x 2.31m) Windows to both the front and rear elevation. Fitted wardrobes. Potential to split this room to make fourth bedroom.



BEDROOM TWO

9' 11" x 9' 3" (3.02m x 2.82m) Window to the front elevation with views towards Mow Cop on the horizon. Radiator.

BEDROOM THREE

9' 9" x 7' 6" (2.97m x 2.29m) Window to the rear elevation. Radiator. Door to:



WC

Low level W.C, wash hand basin. Extractor fan.

EXTERNALLY

FRONT

The garden has hedgerows around the perimeter, laid to lawn. Paved pathway.

SIDE GARDEN

Laid to lawn. A gate leads to steps where a patio area and off road parking can be found. Sectional garage.



REAR GARDEN

Affording a good degree of privacy and attracting the afternoon sun. Laid to lawn.

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.

COUNCIL TAX BAND C

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.
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 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