



Newchapel Road
Kidsgrove, ST7 4SF

- SEMI DETACHED BUNGALOW
- LOUNGE/DINING ROOM
- BEAUTIFULLY PRESENTED
- TWO BEDROOMS, CONSERVATORY
- WELL REGARDED LOCATION
- WHITE BATHROOM
- WELL APPOINTED KITCHEN
- LANDSCAPED GARDENS

£160,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented semi detached bungalow comprising hallways, well appointed kitchen, lounge/dining room, inner hall, two bedrooms, bathroom. An attached conservatory. UPVC double glazing & gas central heating. Externally landscaped gardens to the front and rear along with a garage. Viewing imperative without delay to fully appreciate this lovely residence. Located close by are good road and rail links and daily amenities. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST7 4SF from the roundabout with Pennyfields Road, proceed along Newchapel Road and the property can be found on the right hand as identified by our for sale sign.

ENTRANCE HALL

A composite access door with a glazed panel, radiator, tiled floor. Door to;



KITCHEN

11' 2" x 7' 9" (3.4m x 2.13m) Comprising an extensive range of base and wall units, work surfaces, ceramic sink, recessed spot lights to the ceiling, wine cooler, built in oven and micro wave. Cupboard with a Main Eco Elite gas fired combi boiler. Tiled floor. Recessed spot lights to the ceiling. Under wall cupboard lighting.

LOUNGE/DINER

16' 7" x 11' 6" (5.05m x 3.51m) With a bow window to the front, a lovely feature fireplace and inset electric fire, radiator. Coving to the ceiling.



INNER HALL

BEDROOM ONE

12' 3" x 8' 7" (3.73m x 2.62m) With patio doors to the rear, radiator.

BEDROOM TWO

10' 4" x 8' 4" (3.15m x 2.54m) Window to the rear, radiator. Mirror fitted wardrobes, presently a dining room. Coving to the ceiling.

CONSERVATORY

9' 4" x 9' 1" (2.84m x 2.77m) A UPVC dwarf wall conservatory, UPVC double glazed windows over looking the rear garden.



BATHROOM

Comprising a panelled bath and over bath shower, low level W.C, wash hand basin, vanity cabinet, chrome towel radiator. Recessed lighting to the ceiling. Window to the side. Tiled floor.

EXTERNALLY

A paved pathway with a front garden with gravel borders.

REAR GARDEN

A landscaped rear garden area with paved patio area, tiered sections and decking area with access to the garage.



GARAGE

17' 8" x 9' 7" (5.38m x 2.92m) With access from St Andrews Drive, concrete sectional construction. Electric light and power, window to the side.

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 B

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