



**High Street**  
**Sandyford, ST6 5PJ**

- JUST REFURBISHED!
- BEAUTIFULLY PRESENTED
- TOWN HO USE
- GARDENS TO FRONT & REAR

- NELWY INSTALLED KITCHEN & BATHROOM
- UPDATED NEW CENTRAL HEATING
- NO CHAIN
- CONVENIENT LOCATION

**Offers In Excess Of £125,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer a lovely three bedroom town house just refurbished! comprising entrance hallway, a bay windowed lounge, kitchen/dining room with new installed kitchen, two double bedrooms, a third bedroom/study, a first floor newly installed white bathroom, useful landing area. Externally a lawn front garden and a rear garden area, with outbuilding & separate W.C UPVC double glazing. New installed gas central heating, electrical re-wire. New carpets. The property is within easy access to lots of facilities, countryside nearby, easy road links to the A500 as well as rail links at Kidsgrove. No chain. Viewing essential without further delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav for postcode ST6 5PT proceed along Kidsgrove Bank in to High Street and the property can be found on the left hand side as identified by our for sale sign.



#### ENTRANCE HALL

With a staircase to the first floor, radiator, door to;

#### LOUNGE

12' 4" x 10' 10" (3.76m x 3.3m) With a walk in bay window to the front, coving to the ceiling. Door to;

#### KITCHEN/DINING ROOM

11' 0" x 11 plus recess' 0" (3.35m x 3.35m) Comprising a newly installed kitchen with fitted base and wall units, worksurfaces, upstands, single drainer sink, built in oven and hob with extractor hood. Window to the rear, a defined dining area. UPVC external access door to the garden. Radiator. Pantry area off with electrical consumer unit.



#### FIRST FLOOR LANDING

9' 0" x 8 max' 0" (2.74m x 2.44m) With a landing area which may be suitable storage space or space for a PC desk or a possible shower room space.

#### BEDROOM ONE

10' 11" x 9' 8" Window to the front, radiator.

#### BEDROOM TWO

11' 2" x 9' 9" (3.4m x 2.97m) Window to the rear, radiator.

#### BEDROOM THREE/STUDY

7' 4" x 5' 7" (2.24m x 1.7m) Window to the front, radiator.



#### BATHROOM

7' 03" x 6' 4" (2.21m x 1.93m) Comprising a newly installed white suite with a panelled bath and over bath shower, wash hand basin, low level W.C, chrome towel rail, splash back tiling to the walls. Access to the loft. Extractor fan.

#### EXTERNALLY

##### FRONT GARDEN

Laid to law, a paved pathway leads to the front door. Further potential to create a parking space subject to consent.

##### REAR GARDEN

A paved patio area leading the garden area with shrub borders.

##### EXTERNAL W.C

Fitted W.c, tiled walls, timber entrance door.

##### BOILER ROOM

With a wall mounted Main Eco Compact gas combi boiler. Storage space.





#### 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.

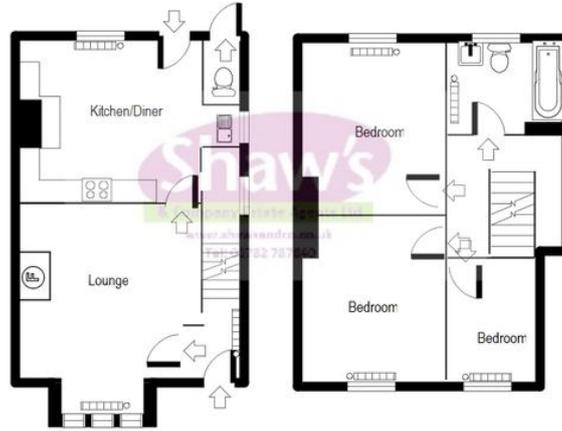
#### COUNCIL TAX BAND A

#### 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 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