



Church Street
Rookery, Kidsgrove, ST7 4RS

- A SEMI DETACHED BUNGALOW
- WELL IMPROVED THROUGHOUT
- WITHIN ROOKERY, NEAR MOW COP
- LOUNGE WITH CONSERVATORY
- WHITE BATHROOM & SHOWER
- LANDSCAPED GARDENS
- PARKING TO THE FRONTAGE
- UPVC D/G & GCH NO CHAIN

£224,000





Property Description

INTRO

Get me top the Church on time... to this stunning well improved semi detached bungalow situated within a semi rural location of Rookery, with open fields to the rear, internally this lovely residence comprises entrance porch way/utility, a breakfast kitchen, a large 17' lounge with French doors & feature fire, attached conservatory, two double bedrooms, a white updated bathroom with separate shower. Externally a good sized parking area to the front, leading to the lovely landscaped low maintenance garden with open views & attracting lots of sun. No chain. UPVC double glazing & combi gas central heating are installed. A semi rural area yet lots of amenities close by via road & rail links to Kidsgrove, Biddulph & Congleton, Alsager, Mow Cop Castle is just a short distance away with far reaching views along with Knypersley Pool and The Moorlands. Viewing essential without further delay.

DIRECTIONS

Please follow Sat Nav with postcode ST7 4RS. Proceed



along the driveway and the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE PORCH/UTILITY

Brick construction Entered through a UPVC door. UPVC windows. Fitted units and worksurfaces. Space for appliances. Main Eco Combi Gas Central Heating Boiler.

KITCHEN/BREAKFAST ROOM

12' 2" x 11' 5" (3.71m x 3.48m) Window to the rear elevation over looking to lovely rear garden. Ample wall, base units and worksurfaces. Single drainer sink unit. Built in dishwasher, double oven, hob with extractor over. Central island which can be moved around in the room. coving to the ceiling. Radiator.



HALLWAY

Access to the loft which is boarded out for storage, with power and lighting. Radiator. A useful store cupboard.

LOUNGE

17' x 11' 6" (5.18m x 3.51m) Wall mounted electric fire with LED lighting. Coving to the ceiling. French doors to:

CONSERVATORY

11' 6" x 9' 4" (3.51m x 2.84m) Dwarf wall construction with UPVC double glazing. Door leads to the garden.



BEDROOM ONE

11' 8" x 9' 5" (3.56m x 2.87m) Window to the front elevation. Fitted wardrobes. Radiator.

BEDROOM TWO

10' 8" x 9' 1" (3.25m x 2.77m) Window to the front elevation. Fitted wardrobes. Radiator.

BATHROOM

9' 3" x 5' 10" (2.82m x 1.78m) Window to the side elevation. Suite comprising: Panelled bath separate shower cubicle, low level W.C, wash hand basin. Splash back tiling. Chrome towel rail.



EXTERNALLY

FRONTAGE

Parking and turning area. Paved area to the side of the property with a covered car port.

REAR GARDEN

Looking out on to open countryside. A lovely low maintenance and landscaped with patio areas and raised borders. A further paved area lead elevated to look over the fields to the rear. Access to the summer house, which



would be suitable for hobbies or an office. The summer house is insulated and has full power and an Ethernet cable. Open countryside to the rear garden. A Keter plastic shed 8' x 8' is included in the sale, and comes with power and lighting.

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.

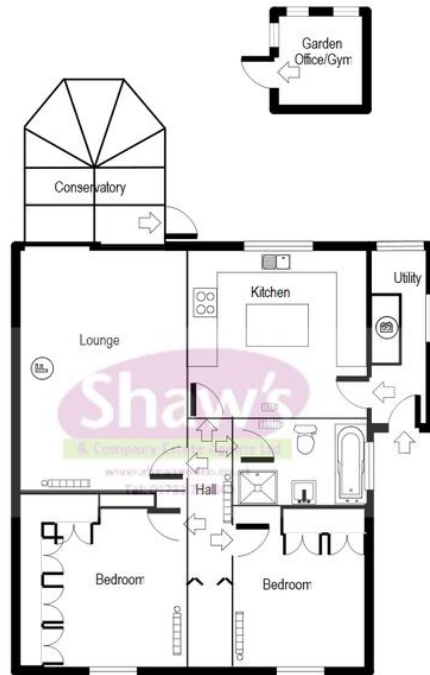
COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: 57D Potential: 75C







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