

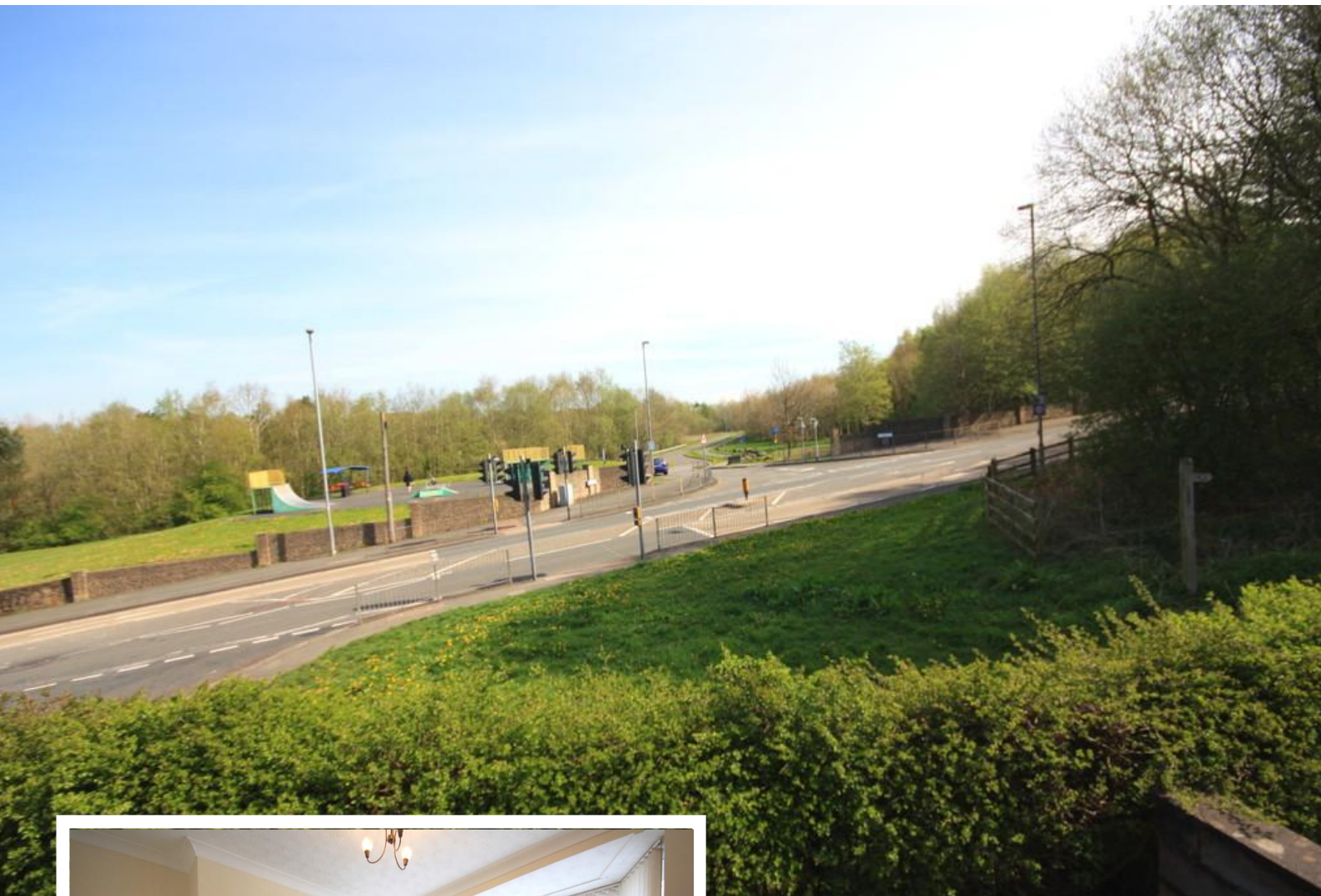


Stonebank Road
Kidsgrove, ST7 4HQ

- BEAUTIFULLY RENOVATED
- TWO BEDROOMS & BED 3/STUDY
- AN END TOWN HOUSE
- LOVELY ASPECT TO REAR
- DRIVEWAY FOR PARKING
- UPVC D/GLAZING & GAS C/HEATING
- UPDATED KITCHEN/DINING ROOM
- LOW MAINTENANCE REAR GARDEN

£152,000





Property Description

INTRO

A BEAUTIFULLY renovated home ready to move into! For sale is a three bedroom end town house comprising entrance hall, lounge, a modern kitchen/dining room with central island, downstairs cloaks/W.C, three bedrooms and an updated bathroom. With parking to the front, and a low maintenance rear garden, paved and with a pleasant forest outlook to the rear. UPVC double glazing and gas central heating from a newly fitted combi boiler, with new radiators and pipework throughout. On the doorstep to Birchenwood country park and with easy access to Kidsgrove town centre, including strong road links and amenities nearby. Don't wait around to get in touch with us before it's SOLD!

DIRECTIONS

Please use postcode ST7 4HQ for Sat Nav. From Kidsgrove town centre, start proceeding up Kidsgrove Bank. Turn right into Stonebank Road where the property can be found immediately on the left hand side, as identified by our For Sale sign.



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door. Stairs to the first floor.

LOUNGE

12' 4" x 11' 6" (3.76m x 3.53m)

Window to the front, radiator. Small understairs store cupboard. Door to:

KITCHEN/ DINING ROOM

15' 5" x 12' 4" (4.72m x 3.78m)

A newly updated kitchen with a defined area for dining. Base and wall mounted cupboard units with worksurfaces above. Central island including draws and further cupboard space. Induction hob with electric oven/grill and extractor hood above. Single drainer sink unit. Opaque window to the side, and windows to the rear porch. UPVC door to the porch. Laminate floor. Radiator. Spotlights to the ceiling.

REAR PORCH

Tiled floor. UPVC door to the rear. Perspex roof. Door to:

CLOAKS/W.C

A low level W.C. Laminate flooring.



FIRST FLOOR LANDING

Window to the side.

BEDROOM ONE

11' 10" x 9' 8" (3.61m x 2.97m)

Window to the rear with a nice outlook of the garden and trees behind. Radiator.

BEDROOM TWO

10' 7" x 9' 8" (3.25m x 2.95m)

Window to the front, radiator.

BEDROOM THREE/ STUDY

6' 3" x 5' 6" (1.93m x 1.7m)

Window to the front, radiator. Betacom 30c newly installed gas combi boiler. This room would be ideal for a child's nursery or office/study.

BATHROOM

7' 7" x 5' 5" (2.31m x 1.65m)

A nicely updated white suite with panelled 'L' shaped bath and overbath shower, low level W.C and wash hand basin. Opaque window to the rear. Chrome towel radiator. Bathroom panels to the shower and panelled ceiling, with spotlights. Laminate flooring.





FRONT GARDEN/ DRIVE

Access from a wrought iron gate with driveway for parking. Enclosed by brick wall to the front and by a hedge/shrubbery to the side. Timber gate access through to the rear garden.

REAR GARDEN

A lovely presented paved low maintenance rear garden, enclosed by shrubbery and with a pleasant woodland outlook to the rear. Small steps up with 3 sections in total. Two timber sheds included with sale (Middle one is brand new).



ADDITIONAL NOTES

The property has been recently renovated with new decor, carpets and flooring throughout. The property benefits from a brand new gas central heating system with a new combi boiler, pipework, and radiators throughout (with a 5 year warranty available). All blinds, curtains and light fittings are newly installed and included with the sale. The kitchen and bathroom fittings are all brand new and unused.

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



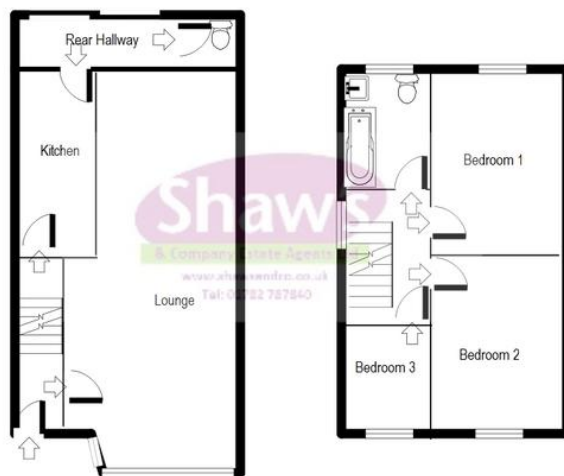
daily, please call us on 01782 787840 .

LOCAL AUTHORITY
Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)
Current: 71C Potential: 86B





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