



Jasmine Crescent
Newchapel, ST7 4GZ

- A DETACHED RESIDENCE
- WITHIN A POPULAR LOCATION
- BEAUTIFULLY PRESENTED
- HALL, BAY WINDOW LOUNGE
- KITCHEN/DINING ROOM, CLOAKS/W.C
- THREE BEDROOMS
- UPDATED ENSUITE
- LANDSCAPED GARDENS

£260,000





Property Description

INTRO

A beautifully presented detached residence offered For Sale within a well regarded cul de sac comprising hallway, a bay window lounge, a kitchen/dining room, cloaks/w.c, three bedrooms, an updated ensuite, a family bathroom. Externally landscaped gardens to the front and rear, a driveway provides parking spaces, leading to the detached brick garage. UPVC double glazing & gas central heating are installed. Lots of amenities are close by along with road and rail links, viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4GZ. From Kidsgrove town centre proceed along Liverpool Road, turn right into Gloucester Road, at the roundabout take the second exit into Pennyfields Road, turn left into Jasmine Crescent. The property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL





Entered through a glazed paneled door. Staircase to the first floor. Radiator.

LOUNGE

14' 6" x 12' 1" (4.42m x 3.68m)

Bay window to the front elevation. Feature fireplace with inset gas fire. Coving to the ceiling. Radiator. Part glazed doors lead to:

KITCHEN/DINER

15' 1" x 10' 8" (4.6m x 3.25m)

Window and French doors to the rear elevation. A range of wall and base units, worksurface. Single drainer sink unit. Wall mounted gas combi boiler. Porcelain tiled floor. Radiator.



CLOAKROOM

Window to the side elevation. Low level W.C, wash hand basin.

FIRST FLOOR LANDING

Window to the side elevation. Store cupboard off. Access to the loft which has a pull down ladder. Doors to:

BEDROOM ONE

13' 6" x 8' 4" (4.11m x 2.54m)

Window to the front elevation. Radiator.



ENSUITE

Window to the side elevation. Updated suite comprising: Shower cubicle, low level W.C, wash hand basin. Radiator.

BEDROOM TWO

8' 10" x 8' 4" (2.69m x 2.54m)

Window to the rear elevation. Radiator.

BEDROOM THREE

9' 4" x 6' 2" (2.84m x 1.88m)

Window to the front elevation. Radiator.

BATHROOM

Window to the rear elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Radiator.



EXTERNALLY

DETACHED GARAGE

16' 5" x 8' 10" (5m x 2.69m)

Up and over door. Electric light and power.

FRONT

Laid to lawn with shrub borders. Tarmac drive provides parking.



REAR

Landscaped garden laid to lawn with shrub borders. Paved patio area. Access to the side of the property.

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.

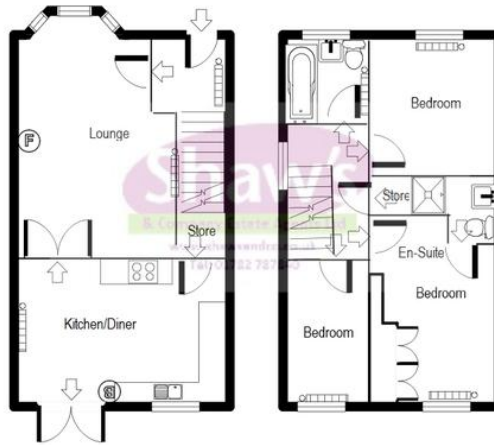
COUNCIL TAX BAND C

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

43 Liverpool Road
Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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