



Springfield Drive
Kidsgrove, ST7 1BL

- SEMI DETACHED RESIDENCE
- NO ONWARD CHAIN
- EASY ACCESS TO THE A34/A500
- BEAUTIFULLY PRESENTED
- HALL, LOUNGE/DINING ROOM
- KITCHEN & CONSERVATORY
- LANDSCAPED GARDENS
- UPVC D/GLAZING & GAS C/HEATING

£169,995





Property Description

INTRO

With a Spring in our step we are chuffed to offer For Sale a lovely semi detached house along Springfield Drive with no onward chain! Set in a cul de sac location the accommodation is comprising of a hall, lounge/dinning room, kitchen, attached conservatory, three bedrooms, a family bathroom. Externally landscaped gardens to the front and rear, a driveway provides parking spaces. Double glazing & gas central heating. The property enjoys a pleasant spot with easy access to lots of amenities, road & rail links. Viewing essential without delay.

DIRECTIONS

Please follow Sat Nav for postcode ST7 1BL turn in to Springfield Drive and the property can be found on the right hand side as identified by our For Sale Sign.

ENTRANCE HALL

Upvc entrance door, staircase to the first floor, radiator.

LOUNGE



18' 0" x 10' 9" (5.49m x 3.28m) With a box bay window to the front, radiator, fireplace and gas fire, coving to the ceiling, under stairs store cupboard.

KITCHEN

10' 8" x 7' 0" (3.25m x 2.13m) Fitted base and wall units, worksurfaces, single drainer sink, radiator, window to the rear, built in oven and hob, splash back tiling, Ultra combi 30 gas central heating boiler.

CONSERVATORY

9' 6" x 8' 0" (2.9m x 2.44m) Upvc double glazed conservatory, laminate flooring.



FIRST FLOOR LANDING

Access to the loft, over stairs store.

BEDROOM ONE

10' 10" x 10' 4" (3.3m x 3.15m) Window to the rear, radiator.

BEDROOM TWO

9' 11" x 7' 3" (3.02m x 2.21m) Window to the front, radiator.

BEDROOM THREE

6' 9" x 6' 5" (2.06m x 1.96m) Window to the front, radiator.



BATHROOM

Comprising a panelled bath, low level w.c, wash hand basin, splash back tiling, radiator, over bath shower, radiator, window to the side.

EXTERNALLY

FRONT GARDEN

A driveway provides parking spaces, landscaped garden area.

REAR GARDEN

A landscaped rear garden with lawn and borders. Paved pathway and patio area, cold water tap, space for garden shed and store area.



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 B

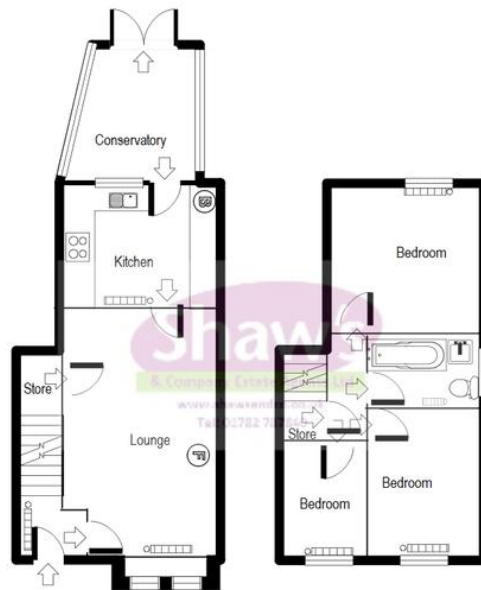
EPC RATING (PDF available online)

Current: 66D Potential: 83B





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 are responsible to the architect 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 not be used in such as any professional purchase or lease.
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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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 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