

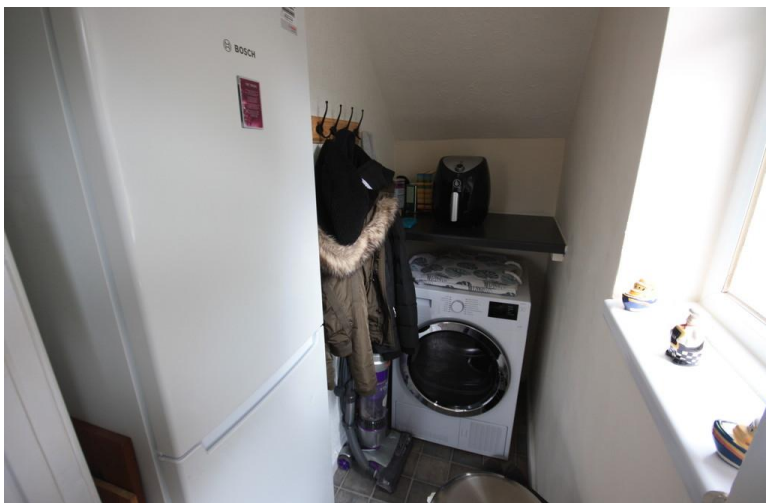


William Road
Kidsgrove, ST7 4BT

- SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- MUST BE VIEWED INTERNALLY
- HALL, LOUNGE, DINING ROOM
- THREE GOOD SIZED BEDROOMS
- WHITE BATHROOM
- UPVC D/G, GCH
- LANDSCAPED GARDENS

£165,000





Property Description

INTRO

Roll up roll up! Showtime for Homes & Gardens! Shaw's & Co are delighted to offer For Sale a beautifully presented semi detached residence set with landscaped beautiful gardens all of which must be viewed to be fully appreciated. The house comprises, entrance hallway, lounge, dining room, kitchen, three good sized bedrooms, a white bathroom with over shower. UPVC double glazing & updated UPVC front door. Gas central heating. A parking area to the frontage, Indian stone paved area side of the house, a further paved patio area, leading to the stunning landscaped garden with lawn & shrub borders, paving, seating areas, enclosed with a great degree of privacy to the rear. The property is located within easy access to lots of facilities, road & rail links. Viewing imperative without delay! (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST7 4BT from the town centre the property can be located on the right hand side as identified by our for sale sign.



ENTRANCE HALL

Staircase to the first floor. A recently installed UPVC front entrance door. Radiator,

LOUNGE

13' 2" x 11' 10" (4.01m x 3.61m) Window to the front, radiator, feature fireplace. Arch to;

DINING ROOM

9' 11" x 7' 10" (3.02m x 2.39m) Window to the rear over looking the landscaped rear garden, radiator.



KITCHEN

11' 2" x 7' 10" (3.4m x 2.39m) Comprising fitted base and wall units, single drainer sink, window to the rear over looking the landscaped garden. A part glazed UPVC external access door. Understairs area with space for a freezer/appliance. Radiator.

FIRST FLOOR LANDING

Window to the side, loft access.

BEDROOM ONE

11' 10" x 11' 1" (3.61m x 3.38m) Window to the front, radiator.



BEDROOM TWO

14' x 7' 10" (4.27m x 2.39m) Window to the rear over looking the landscaped rear garden, radiator.

BEDROOM THREE

10' 3" x 8' 11" MAX reducing to 6'10" (3.12m x 2.72m) Window to the front, radiator, over stairs store area.

BATHROOM

Comprising a pannelled bath, low level W.C, wash hand basin, over bath shower, two windows, radiator, store cupboard.

FRONT GARDEN

With a driveway a broken slate finish, an Indian stone paved pathway.



REAR GARDEN

A beautifully presented landscaped rear garden, an Indian Stone paved pathway and patio area, leading to the lovely garden area, laid to lawn and shrub borders, seating areas, cold water tap. a lovely garden attracting afternoon sun.

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 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

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 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