



Spey Drive
Kidsgrove, ST7 4AF

- A DETACHED BUNGALOW
- EXTENDED TO THE REAR
- BEAUTIFULLY PRESENTED
- WELL REGARDED LOCATION
- LOUNGE/DINING ROOM
- KITCHEN, BATHROOM
- TWO DOUBLE BEDROOMS, POTENTIAL THIRD
- GARAGE & LANDSCAPED GARDENS

£243,500





Property Description

INTRO

Shaw's & Co are delighted to offer an extended detached bungalow to the market within a well regarded cul de sac location, comprising approx 78sqm of accommodation entrance area, kitchen, lounge/dining room, two extended double bedrooms, a potential third bedroom used as a dining area off the kitchen. Externally landscaped low maintenance gardens to the front and rear, a detached garage. UPVC double glazing & gas central heating. Access is easy to Birchwood & Bathpool Park yet all amenities are close by. Viewing essential without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST7 4AF turn in to the Cul De Sac and the property can be found on the left hand side.

ENTRANCE AREA

Upvc external access door.



KITCHEN

10' 0" x 7' 7" (3.05m x 2.31m)

Comprising a range of fitted base and wall units, worksurfaces, single drainer sink, window to the front and side. Opening arch to:

DINING ROOM/BEDROOM THREE

7' 8" x 6' 10" (2.34m x 2.08m)

Window to the side, radiator, potential to re-instate a doorway plaster board the arch and this room becomes a bedroom/office.

LOUNGE/DINING ROOM

20' 4" x 11' 3" (6.2m x 3.43m)

Window to the front, coving to the ceiling, radiator, fireplace and gas fire.

INNER HALL

BEDROOM ONE

22' 1" x 8' 10" (6.73m x 2.69m)

Window to the rear, double radiator, coving to the ceiling, an extended bedroom.

BEDROOM TWO

15' 7" x 9' 4" (4.75m x 2.84m)

French doors to the garden, an extended room, radiator, access to the loft.

BATHROOM

7' 7" x 5' 6" (2.31m x 1.68m)

Window to the side, a panelled bath, over bath shower, low level w,c, wash hand basin, tiled floor, radiator.

EXTERNALLY

FRONT GARDEN

A gravelled garden area, cold water tap, a driveway provides parking.

REAR GARDEN

A landscaped garden with patio areas, gravelled borders, decking. The garden extends to the side of the bungalow.

GARAGE

22' 0" x 11' 10" (6.71m x 3.61m)

Brick detached garage with side access door and front up and over, window to the side, electric light and power.

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 .



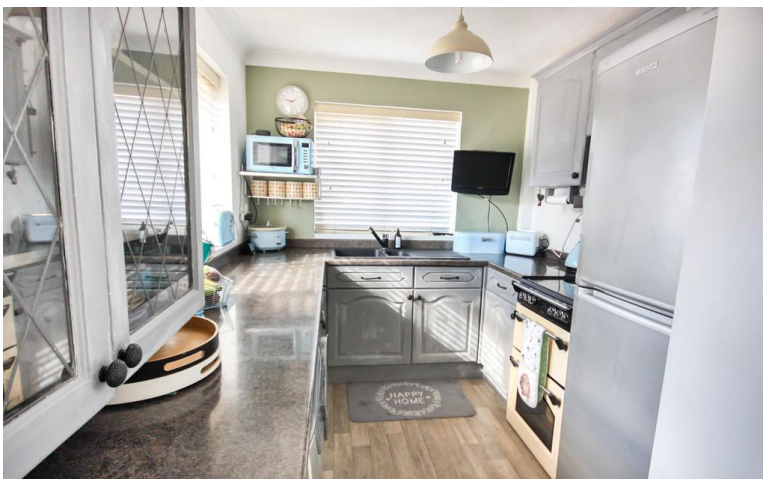
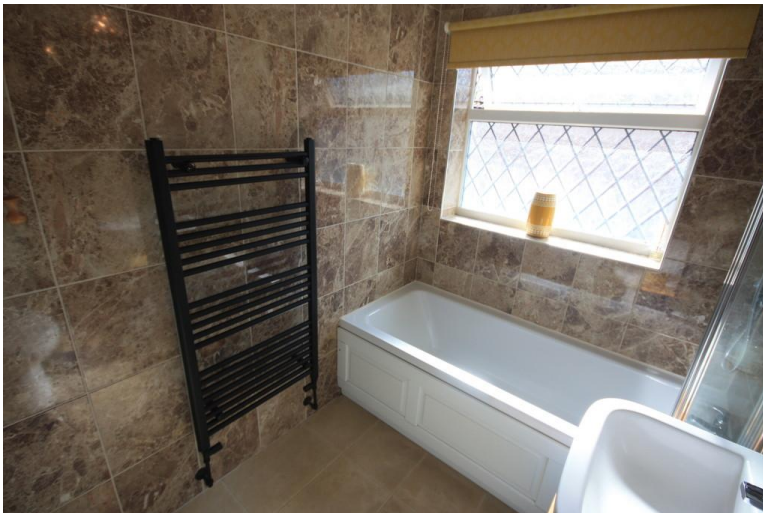
LOCAL AUTHORITY

Newcastle Borough Council.

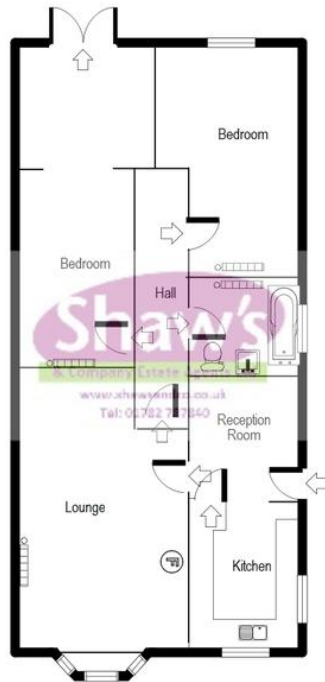
COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: Potential:







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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