



Clough Hall Road

Clough Hall, Kidsgrove, ST7 1AX

- A DETACHED BUNGALOW
- WELL REGARDED LOCAITION
- WITH FURTHER POTENTIAL
- GOOD SIZED REAR GARDEN
- PORCH, HALL, REAR FACING LOUNGE
- EXTEXTENDED KITCHEN/DINING ROOM
- LANDSCAPED GARDENS
- 3 BEDROOMS, SHOWER ROOM

£241,500





Property Description

INTRO

A detached bungalow offered For Sale with no chain & with some further potential comprising, hall, a rear facing lounge, an extended kitchen/dining room, three bedrooms, rear porch, a shower room. Externally a driveway, attached garage with electronic front door & rear outbuilding. A landscaped garden to the frontage. Located to the rear is a good-sized rear garden laid to lawn and mature borders. The property benefits from a large terraced South facing beautifully planted rear garden with a shed at the top, offering a lovely garden space with a good degree of privacy. UPVC double glazing & gas central heating are installed. The property is located within the well-regarded location of Clough Hall with access to all amenities, road and rail links. Viewing imperative without delay.

DIRECTIONS

Please follow Sat Nav for post code ST7 1AX follow the road around and the property can be found on the left hand side as identified by our For Sale sign.





ENTRANCE PORCH

UPVC double glazed door and windows. Door to;

ENTRANCE HALLWAY

An L Shaped hallway with access to all internal rooms. Access to the loft, 3 store cupboards off.

LOUNGE

14' 4" x 11' 4" (4.37m x 3.45m)

A walk in bay window to the rear, coving to the ceiling. A feature fireplace and inset fire.

KITCHEN/DINING ROOM

22'5 x 10' 10" (7.04m x 3.3m)

A defined dining area leading to the kitchen area with fitted base and wall units, work surfaces, inset sink. Window to the side and rear. Radiator and electrical heater, not tested. Door to;



SMALL REAR PORCH

UPVC double glazed, door to the garden.

BEDROOM ONE

12' 10" x 9' 10" (3.91m x 3m)

A window to the front, fitted wardrobes. Radiator.

BEDROOM TWO

10' 11" x 9' 6" (3.33m x 2.9m)

Window to the front, radiator, fitted wardrobes.



BEDROOM THREE

7' 6" x 7' (2.29m x 2.13m)

Window to the side.

SHOWER ROOM

Low level W.c wash hand basin, splash back tiling to the walls and shower screen walls, double radiator.

EXTERNALLY

FRONT GARDEN

A landscaped garden area laid to lawn, shrub borders, a driveway provides parking spaces.



ATTACHED GARAGE/OUTBUILDING

15' 6" x 7' 11" (4.72m x 2.41m)

Electric roll up front door, electric light and power. Window to the rear to the potting shed with a power point 8'1 x 5'6



REAR GARDEN

The property benefits from a landscaped terraced rear garden area with established borders and a lawn garden attracting afternoon sun approx South facing and has a good degree of privacy with a shed at the top. A paved patio area. A lovely large garden 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.

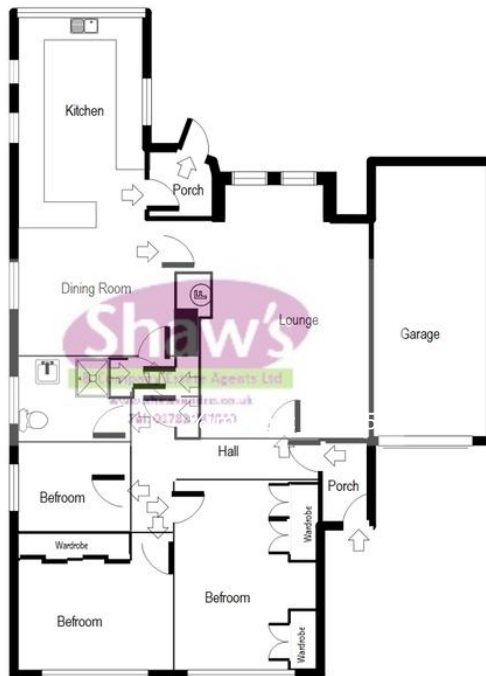


COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: 68D Potential: 85B





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