



**Stonebank Road  
Kidsgrove, ST7 4HL**

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- NO CHAIN, NEW BOILER
- HALL, LOUNGE
- KITCHEN/DINING ROOM
- THREE BEDROOMS, BATHROOM
- CORNER PLOT LOCATION
- UPVC D/GLAZING & GAS C/HEATING

**£164,995**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a well presented semi detached house with NO CHAIN some further potential and located within a nice corner plot! Comprising entrance hall, lounge, kitchen/dining room, three good sized bedrooms, a family bathroom, attached garage. A driveway, garden to the front and rear. UPVC double glazing & gas central heating, we understand a new boiler was installed in 2022 and a replacement garage roof. Externally gardens to the front and rear. The property is located within easy access to all facilities and road links to the A500/A34. Viewing essential without delay.

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4HL. Follow the road from Kidsgrove and the property can be found on the left hand side, as identified by our for sale sign.





#### ENTRANCE HALL

Entered through a glazed aluminum door with glazed side panels. Staircase to the first floor. Radiator. Door to:

#### LOUNGE

13' 3" x 12' 8" (4.17m x 3.86m)

Window to the front elevation. Coving to the ceiling. Radiator. Fireplace. Door to:

#### KITCHEN/DINER

16' 4" x 8' 10" (4.98m x 2.69m)

Window to the rear elevation. A range of wall and base units, worksurface, single drainer sink unit. Built in oven, hob with extractor over. Splash back tiling to the walls. Under stairs store area. Door to:



#### ATTACHED GARAGE

Up and over door. Boiler. We are informed by our vendor that the gas boiler was installed in 2023 our vendor also informs us that the garage benefits from a new roof.

#### FIRST FLOOR LANDING

Window to the side. Doors to:

#### BEDROOM ONE

11' 8" 9" (3.56m x 0.23m)

Window to the rear elevation. Radiator.



#### BEDROOM TWO

10' 3" x 9' 6" (3.12m x 2.9m)

Window to the front elevation. Radiator.

#### BEDROOM THREE

7' 2" x 6' 9" (2.18m x 2.06m)

Window to the front elevation. Radiator. Access to the loft.

#### BATHROOM

Window to the rear. The suite comprises: paneled bath with electric over bath shower, low level W.C, wash hand basin. Splash back tiling. Chrome radiator.



#### EXTERNALLY

##### FRONT

A driveway provides parking. Paved pathway. Shrub borders.

##### REAR

Landscaped garden area laid to lawn with patio area, gate to the side.



#### 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 B

#### EPC RATING (PDF available online)

Current: Potential:







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

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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 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