



Weir Grove
Kidsgrove, ST7 4TT

- A STUNNING DETACHED RESIDENCE
- WELL IMPROVED THROUGHOUT
- BEAUTIFUL SPECIFICATION
- LANDSCAPED GARDENS
- HALLWAY, LOUNGE
- KITCHEN/DINING ROOM
- ATTACHED CONSERVATORY
- POPULAR & CONVENIENT LOCATION

Offers In Excess Of £250,000





Property Description

INTRO

A stunning detached residence offered For Sale making a brilliant opportunity to purchase this lovely residence with a high specification & within a well regarded area and cul de sac location. This beautiful home must be viewed to be fully appreciated, comprising hallway with glass panels, lounge, kitchen/dining room, conservatory, rear hall, cloaks/w.c, attached garage, three bedrooms, a well appointed updated bathroom with over shower. Timber internal doors and bi folding doors to the conservatory. Externally landscaped good sized garden to the rear and plenty of parking to the frontage. The property is within easy access to daily facilities via goof road & rail links. Birchenwood Country Park is close by for recreation. Viewing imperative without delay.

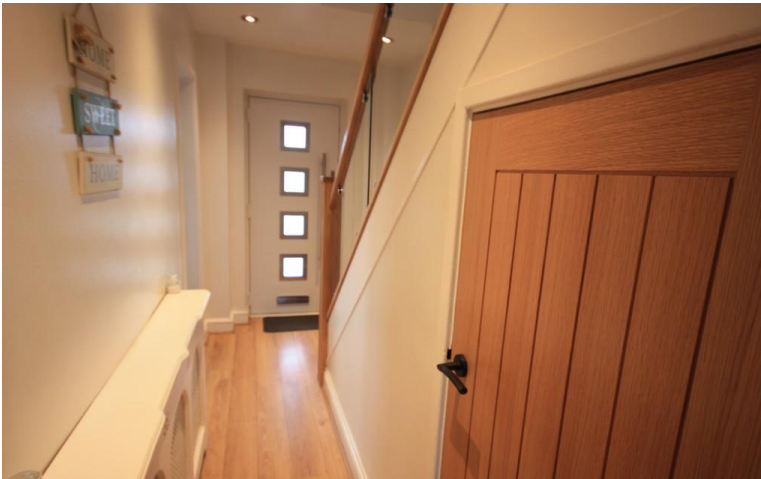


DIRECTIONS

Please follow Sat Nav with postcode ST7 4TT. From Kidsgrove town centre, proceed along Liverpool Road, at the traffic lights turn left in to Mount Road, third left in to Whiteridge Road, turn right in to Weir Grove. The property can be found on the left hand side as identified by our for sale sign.

ENTRANCE HALL

Entered through a composite door with glazed panel. Glazed panel staircase to the first floor. Under stairs store area, coving to the ceiling. Radiator. Laminate flooring, recessed spot lights.



LOUNGE

14' 5" x 10' 9" (4.39m x 3.28m)

Bow window to the front elevation. Feature fireplace with inset fire. Laminate flooring. Radiator. Coving to the ceiling.

KITCHEN/DINER

16' 10" x 10' 4" (5.13m x 3.15m)

Window to the rear elevation. A range of wall and base units, inset sink, worksurfaces. Built in double oven, hob with extractor over, integrated dish washer, fridge and freezer. UPVC side access door. Double radiator. Bi folding doors to:



CONSERVATORY

11' 10" x 9' 6" (3.61m x 2.9m)

UPVC dwarf wall construction. Laminate flooring.

REAR PORCHWAY

Door to garage. UPVC door to the garden. Door to:

CLOAKROOM/w.c

Window to the side elevation. Low level W.C

FIRST FLOOR LANDING

Store cupboard, access to the loft, window to side. Doors to:



BEDROOM ONE

13' 4" x 10' 2" (4.06m x 3.1m)

Window to the rear elevation. Radiator. Laminate flooring.

BEDROOM TWO

11' 4" x 10' (3.45m x 3.05m)

Window to the front elevation. Radiator. Laminate flooring. Spotlights to the ceiling.



BEDROOM THREE

7' 4" x 7' 2" (2.24m x 2.18m)

Window to the rear elevation. Radiator. Spotlights to the ceiling.

BATHROOM

Window to the front elevation. The updated white suite comprises: bath with shower over, low level W.C, wash hand basin. Fitted mirror with lighting. Splash back tiling to the walls. Towel radiator. Extractor fan. Ladder style radiator.

EXTERNALLY

FRONT

Tarmac drive with cobble stones provides ample parking spaces. Shrub borders.

REAR

A landscaped garden area. A good size garden laid to lawn. Paved patio area. A pleasant outlook to the rear of the property.

GARAGE

16' 5" x 9' 1" (5m x 2.77m)

Electric roller shutter front door. Worcester Combi Gas Central Heating Boiler.

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 .

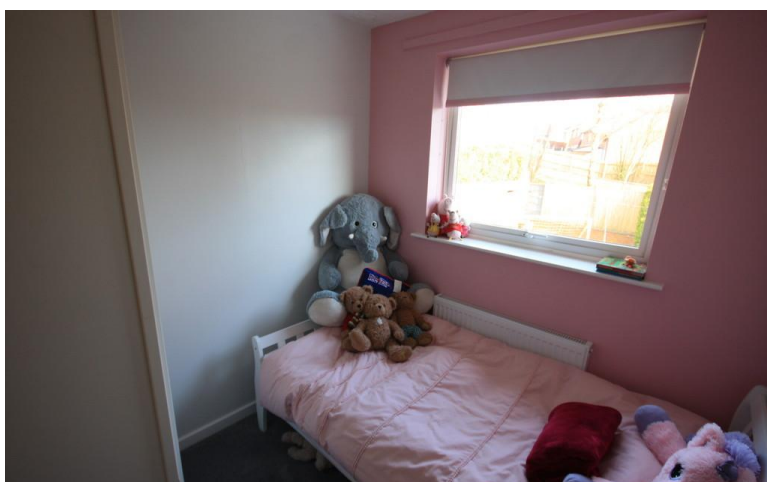
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND C

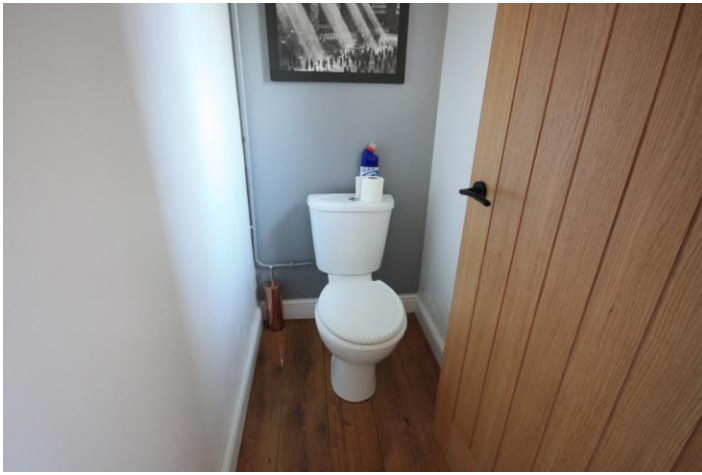
EPC RATING (PDF available online)

Current: Potential:

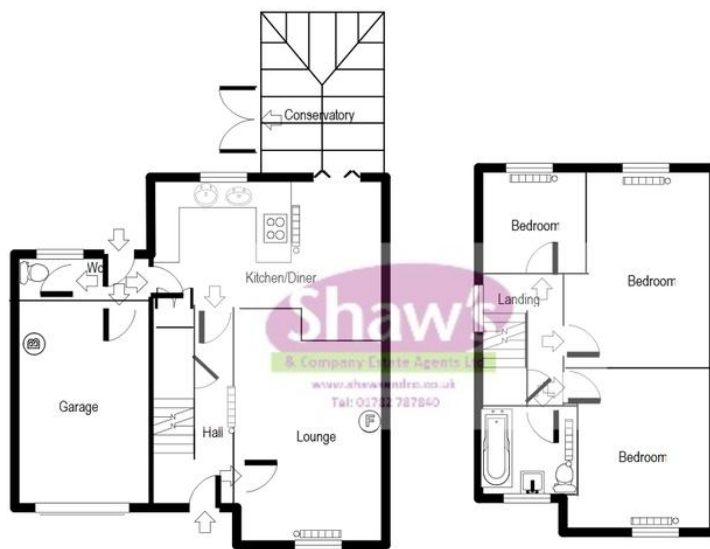




Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.
The plan is the location of the property 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.
Shaw will issue further details.







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 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