



Laburnum Close
Kidsgrove, ST7 1BB

- DETACHED RESIDENCE
- WELL REGARDED LOCATION
- LANDSCAPED GARDENS
- HALLWAY, LOUNGE, DINING ROOM
- SPACIOUS BREAKFAST KITCHEN
- FOUR BEDROOMS, ENSUITE & BATHROOM
- INTEGRAL GARAGE
- UPVC D/G GAS CH

£298,000





Property Description

INTRO

A beautifully presented detached residence situated within an enviable location with a small lake view to side, comprising, hall, lounge with an updated fireplace, dining room, good sized family breakfast kitchen, four bedrooms, (3 double & a single) ensuite & bathroom. Externally pleasant landscaped gardens to front & lovely rear garden. UPVC double glazing & gas central heating, integral garage. The property was constructed by respected builder Alcock & Bailey. A quite cul de sac location within easy access to the A34 & A500 yet with countryside walks nearby. Viewing by appointment. (draft details with more information to follow)

DIRECTIONS

Please follow sat Nav for postcode ST7 1BB and through Clough Hall, proceed along Laburnum Close where the property can be found within the cul de sac.

COVERED ENTRANCE PORCH



ENTRANCE HALLWAY

With timber spindle stair case to the first floor, radiator

CLOAKS/W.C

Low level w.c, wash hand basin.

LOUNGE

16' 2" x 11' 1" (4.93m x 3.38m)

With a deep bow window to the front, radiator an updated feature fireplace and fire, window to side. Double doors to:

DINING ROOM

10' 6" x 9' 7" (3.2m x 2.92m)

Patio doors to the rear garden, radiator. Door to:

BREAKFAST KITCHEN

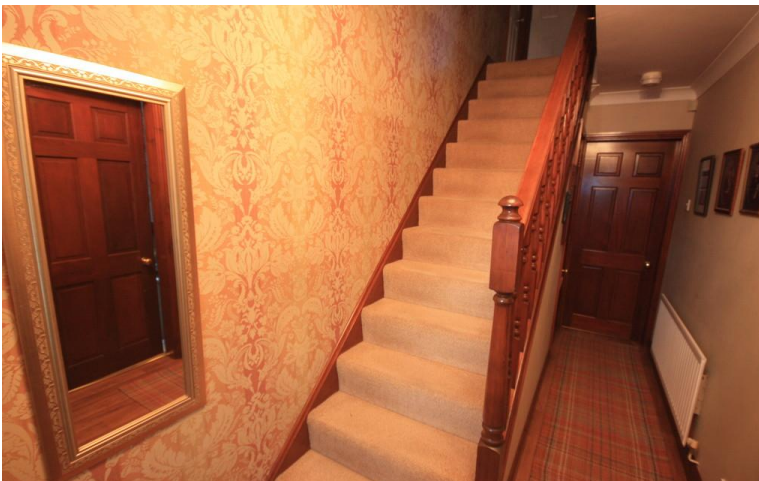
15' 9" x 9' 7" (4.8m x 2.92m)

A pleasant updated kitchen with an extensive range of base and wall units, work surfaces, built in appliances, oven, hob extractor, dishwasher and fridge, freezer. Two windows to rear, upvc part glazed side access door, radiator. Door to:

INTEGRAL GARAGE

16' 5" x 8' 1" (5m x 2.46m)

Wall mounted gas boiler. Up and over front access door.



FIRST FLOOR LANDING

With timber spindles and hand rail. Store cupboard off.

BEDROOM ONE

13' 6" x 11' 4" (4.11m x 3.45m)

Window to the front, radiator.



ENSUITE

An enclosed shower cubicle, low level w.c, wash hand basin, splash back tiling. Window to the side.

BEDROOM TWO

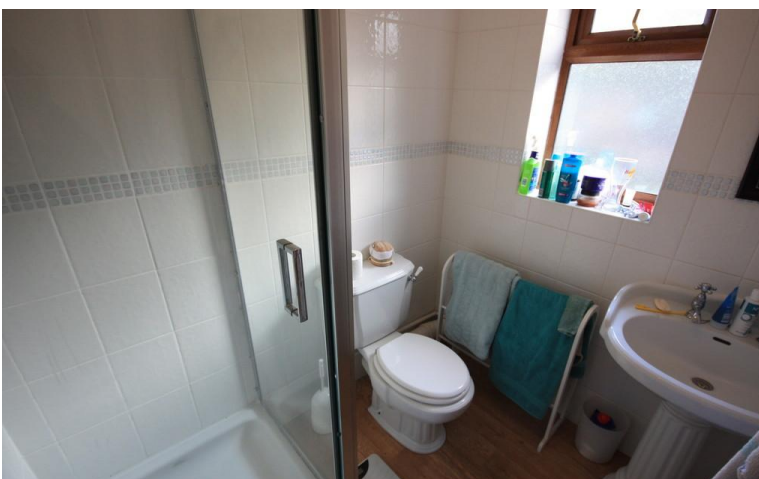
9' 9" x 8' 9" (2.97m x 2.67m)

Window to the rear, radiator.

BEDROOM THREE

9' 8" x 8' 3" (2.95m x 2.51m)

Window to the rear and front, radiator.



BEDROOM FOUR

7' 8" x 6' 4" (2.34m x 1.93m)

Window to the rear, store cupboard off, radiator.

BATHROOM

Comprising a panelled bath, low level w.c, wash hand



basin, splash back tiling, window to the front, radiator.

FRONT GARDEN

Laid to lawn, shrub borders, a concrete imprinted double width driveway. A pathway lead to the side of the house.

REAR GARDEN

A pleasant landscaped rear garden, laid to lawn, shrub borders and cultivated sections, wall and fencing too the rear and side. A further storage area to the side of the house. A paved patio 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 .



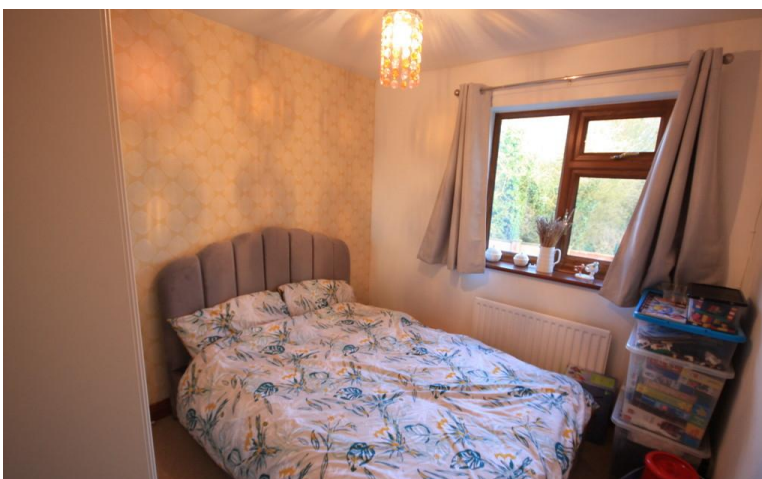
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND E

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







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 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