



Laburnum Close
Kidsgrove, ST7 1BB

- EXTENDED SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- SPACIOUS RESIDENCE
- EXTENDED KITCHEN/DINING ROOM
- CLOAKS/W.C & UTILITY/STORE AREA
- THREE BEDROOMS, BATHROOM
- UPVC D/G & GAS C/HEATING
- WELL REGARDED LOCATION

Offers In Region Of £215,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented extended semi detached residence which must be seen to be fully appreciated, comprising, spacious lounge, dining room with patio doors, an extended breakfast kitchen with French doors to the rear garden, inner hall, cloaks/w.c, former garage making useful utility area. Three bedrooms, first store area off the landing, a family bathroom. Externally landscaped low maintenance good sized garden to the rear attracting afternoon sun, a frontage for parking. UPVC double glazing & gas central heating. The property is located within a well regarded location with access to all amenities, road and rail links. Viewing essential without further delay to fully appreciate the property and the location.

ENTRANCE AREA

With a UPVC entrance door with glazed panels. Door to;

LOUNGE

19' x 11' 10" (5.79m x 3.61m)



With a bow window to the front, radiator, plasma wall mounted fire, open square arch to;

DINING ROOM

9' 11" x 7' 8" (3.02m x 2.34m)

Patio doors to the rear garden, radiator, sliding door to;

BREAKFAST KITCHEN

14' 8" x 10' 4" (4.47m x 3.15m)

Comprising fitted base and wall units, work surfaces, integrated double oven and hob with extractor, dishwasher, cupboard with gas fired boiler. Window to the side, French doors to the rear garden. Spot lights to the ceiling.



INNER HALL

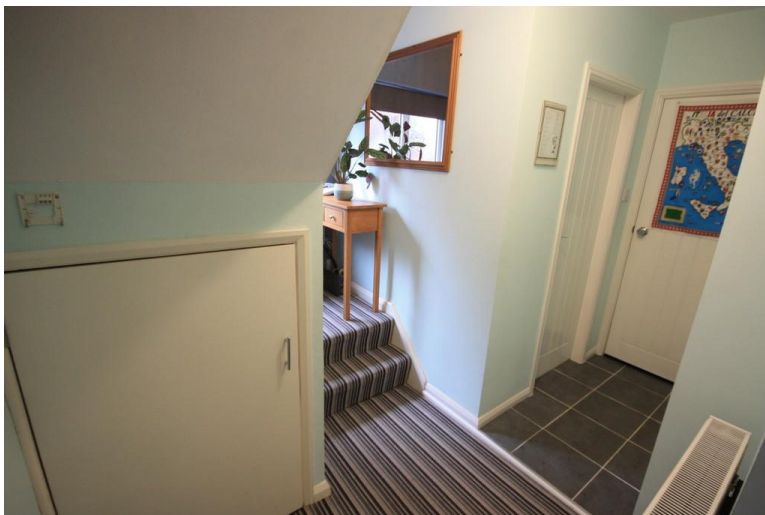
Stair case to the first floor, under stairs store area, half landing with window. Radiator.

CLOAKS/W.C

A low level W.C, chrome radiator, tiled walls and floor, extractor fan.

UTILITY AREA/STORE

Part of the former garage with a utility area, single drainer sink, window to the side, electronic roll up front door, plumbing for washing machine space for dryer/appliance.



FIRST FLOOR LANDING

With a store area off to the eaves with electric light.

BEDROOM ONE

11' 11" x 11' 8" (3.63m x 3.56m)

Window to the front, radiator.

BEDROOM TWO

10' 2" x 10' 1" (3.1m x 3.07m)

Window to the rear, radiator.

BEDROOM THREE

7' 8" x 7' 8" (2.34m x 2.34m)

Window to the side, radiator, sloping ceiling.



BATHROOM

Comprising a panelled bath, low level W.C, wash hand basin, shower screen walls, over bath shower, window to the side, radiator.

EXTERNALLY

A frontage for parking of vehicles, a paved pathway leads alongside the house with a Belfast sink and hot and cold water taps.



REAR GARDEN

A good sized rear garden area with a paved patio and garden area which attracts afternoon sun. A pleasant 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 .

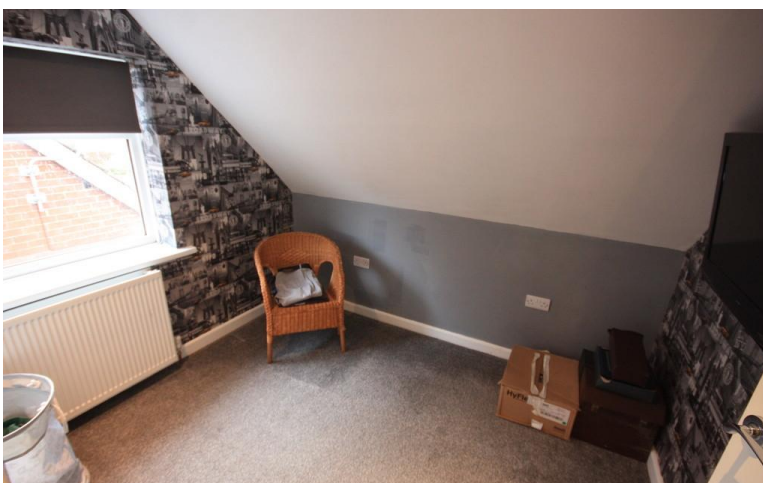
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: 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