

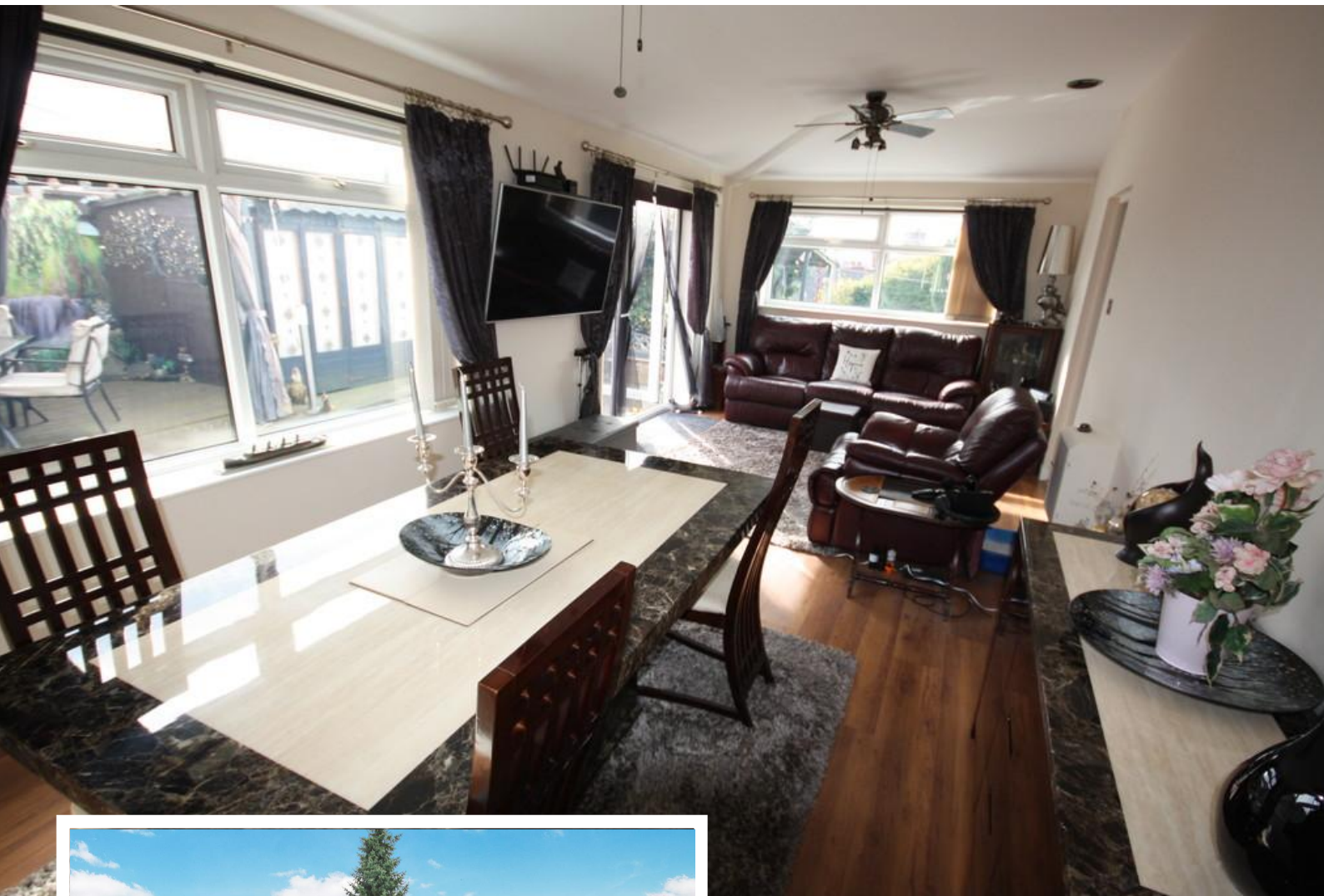


**Lamb Street**  
**Kidsgrove, ST7 4AL**

- AN EXTENDED SEMI DETACHED HOME
- WITHIN A GOOD SIZED PLOT
- ADDITIONAL DRIVEWAY TO REAR
- LANDSCAPED GARDENS & TWO GARAGES
- HALL, SITTING ROOM, KITCHEN
- LOUNGE/DINING ROOM
- CLOAKS/W.C
- TWO DOUBLE BEDROOMS

**Offers Over £190,000**





## Property Description

### DIRECTIONS

Please follow Sat Nav for postcode ST7 4AL turn off Heathcote Street and the property can be found on the left hand side as identified by our For Sale sign.

### ENTRANCE HALL

UPVC entrance entrance door, stair case to the first floor. Radiator, door to;

### SITTING ROOM

14' 6" x 12' 4" (4.42m x 3.76m)

A bay window to the front, radiator, laminate flooring, Feature fireplace and gas fire. Under stairs store area. Door to;

### KITCHEN

12' 3" x 9' 4" (3.73m x 2.84m)

Comprising fitted base and wall units, worksurfaces, Spaces for appliances, single drainer sink, two windows to the rear.



#### CLOAKS/W.C

Low level W.C wall mounted gas combi boiler, the vendor informs us is serviced with a annual service agreement.

#### LOUNGE/DINING ROOM

23' x 10' 5" (7.01m x 3.18m)

French doors to the side, three windows, two radiators. Laminate flooring. Two radiators.

#### FIRST FLOOR LANDING

Window to the side. Access to the loft, our client informs us the house was re-roofed and re insulated in 2021 with a guarantee for 20 years.



#### BEDROOM ONE

12' 3" x 9' 10" (3.73m x 3m)

Two windows to the front, radiator, potential to split this room to form a nursery or office.

#### BEDROOM TWO

12' 4" x 7' 7" (3.76m x 2.31m)

Window to the rear, radiator.

#### BATHROOM

A good sized bathroom with a corner bath, low level W.C, wash hand basin, separate large shower cubicle with mains pressure water, splash back tiling, Victorian style towel radiator. Window to the rear. Vanity cabinet.



#### EXTERNALLY

A driveway provides parking space, with potential to extend the parking area. A landscaped front garden area.

#### SIDE GARDEN AREA

A paved patio and decking area with Summerhouse and covered area.

#### REAR GARDEN

A good sized garden are laid to lawn and extending to a lower level area, the driveway is to the rear of the house with gated access and two outbuildings/garages. The garden attracts afternoon sun and has a good degree of privacy.



#### 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 B

#### EPC RATING (PDF available online)

Current: Potential:

#### INTRO

Situated within a large plot a well presented extended semi detached house with gardens to the front, side and rear along with a driveway to the rear and outbuildings/garages. The house comprises entrance hall, sitting room, kitchen, cloaks/w.c, extended lounge/dining room with patio doors, two double bedrooms, (bedroom one may have potential to split to form a office/bedroom) a first floor good sized bathroom with separate shower. Landscaped gardens which must be seen to be appreciated. The garden has potential for another dwelling subject to consent. UPVC double glazing & gas central heating. Viewing essential to fully appreciate) Draft details subject to approval)

#### SUMMERHOUSE

10' x 8' (3.05m x 2.44m)

A useful summerhouse with electric light and power.

#### GARAGE

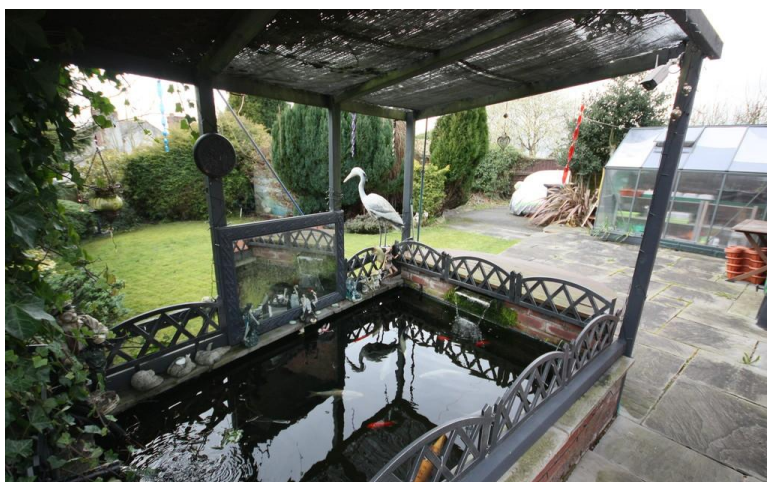
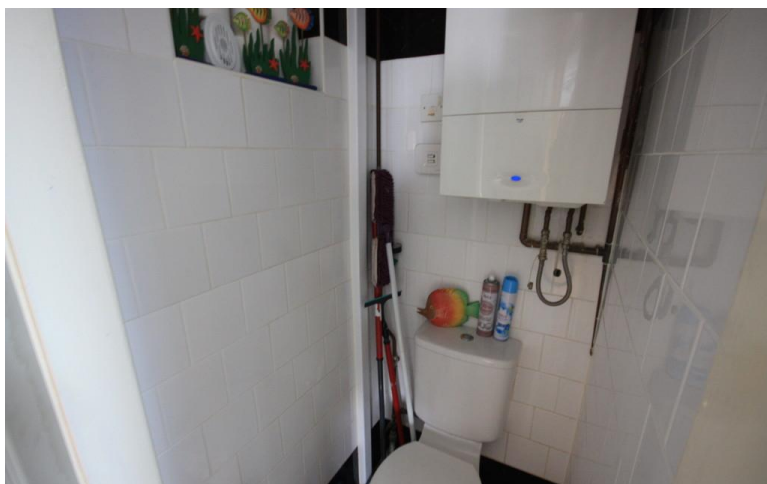
19' 8" x 9' 10" (5.99m x 3m)

#### ATTACHED OUTBUILDING/LEAN TO GARAGE





16' 5" x 9' 8" (5m x 2.95m)  
Electric light and power.







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

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto: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