



Tilewright Close
Kidsgrove, ST7 4TR

- A SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- NO CHAIN
- LANDSCAPED GARDENS
- DRIVEWAY FOR PARKING
- UPVC D/G, GCH
- HALL, LOUNGE, KITCHEN/DINING ROOM
- THREE BEDROOMS & FAMILY BATHROOM

£169,950





Property Description

INTRO

A well presented semi detached house offered For Sale with a newly reduced price and NO CHAIN! Comprising, entrance hall, lounge, kitchen/dining room, two double bedrooms, a third single bedroom, a family bathroom. Externally landscaped gardens, a beautifully presented flat rear garden which attracts afternoon sun, space for a garage subject to consent etc. UPVC double glazing & gas central heating. The property is located within a well regarded cul de sac location, with access to lots of amenities close by with road and rail links to larger towns. Viewing essential without further delay.

DIRECTIONS

Please use postcode ST7 4TR for Sat Nav/Google Maps. From Mount Road Kidsgrove, turn left into Whiteridge Road 2nd right in to Tilewright Close, where the property can be found on the right hand side as identified by our For Sale Sign.



ACCOMMODATION

ENTRANCE HALL

Entered through a Upvc external door, stairs to the first floor. Door to:

LOUNGE

15' 0" x 11' 3" (4.57m x 3.43m)

Window to the front, gas fire with surround, radiator.

KITCHEN/DINER

14' 8" x 8' 10" (4.47m x 2.69m)

Fitted suite with a range of wall and base units, worksurface, single drainer sink unit. UPVC door to the rear garden, windows to the rear. A defined space for a dining area, double radiator. Door leading to useful under stairs walk-in storage.



FIRST FLOOR LANDING

Window to the side, access to the loft. Doors to:

BEDROOM ONE

14' 0" x 8' 3" (4.27m x 2.51m)

Window to the front, radiator. Fitted wardrobes and dressing table.

BEDROOM TWO

10' 2" x 8' 3" (3.1m x 2.51m)

Window to the rear with a pleasant outlook, radiator.

Fitted wardrobes.



BEDROOM THREE

10' 9" x 6' 1" (3.28m x 1.85m)

Window to the front, store cupboard with Main Eco combi Gas Central Heating Boiler.

BATHROOM

A suite comprising a panelled bath with shower over, low level w.c, wash hand basin, tiled walls. Opaque window to the rear, radiator.

EXTERNALLY

FRONTAGE

A driveway provides parking for vehicles, landscaped with shrub borders and lawn.

REAR GARDEN

A pleasant flat landscaped rear garden with a paved patio area, shrub borders laid to lawn garden which attracts the afternoon sun, enclosed with fencing and has a good degree of privacy. Potential space for a garage if required subject to consent etc. A garden shed is included in the





sale.

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: 71C Potential: 86B







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

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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