



Gloucester Road
Kidsgrove, ST7 1EL

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- NO CHAIN
- HALL, SPACIOUS LOUNGE/DINING ROOM
- KITCHEN & FIRST FLOOR SHOWER ROOM
- OPEN VIEWS TO THE FRONT
- UPVC D/G, GAS C/H
- GARAGE & DRIVEWAY

£140,000





Property Description

INTRO

Shaw's & Co are pleased to offer For Sale a semi detached house, located within a popular & convenient location & with an open view to the front, comprising, hallway, spacious lounge/dining room, kitchen, three bedrooms, a first floor shower room. Externally a front garden, driveway, a lawned rear garden and garage. UPVC double glazing & gas central heating are installed. No chain. Some further potential. Viewing essential without delay. We understand the property may be of Wimpey no fines construction. If you require a mortgage please check with lenders. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST7 1EL the property can be found on the right hand side as identified by our For Sale Sign.

ENTRANCE HALL

8' 7" x 7' 0" (2.62m x 2.13m)

Upvc entrance door, radiator, staircase to the first floor.





Door to the kitchen.

KITCHEN

13' 2" x 8' 6" (4.01m x 2.59m)

Comprising a fitted base and wall units, worksurfaces, built in oven hob, single drainer sink, radiator, upvc window to the rear, part glazed rear access door.

LOUNGE/DINING ROOM

20' 7" x 10' 9" (6.27m x 3.28m)

Bow window to the front, two radiators, fireplace and fire. French doors to the rear garden.

FIRST FLOOR LANDING

Access to the loft.



BEDROOM ONE

11' 8" x 10' 7" (3.56m x 3.23m)

Radiator, window to the front with a pleasant out look.

BEDROOM TWO

11' 6" x 8' 7" (3.51m x 2.62m)

Window to the rear overlooking the garden, radiator.

BEDROOM THREE

9' 0" x 8' 8" (2.74m x 2.64m)

Window to the front, radiator, store cupboard. Over stairs store area.



WET/SHOWER ROOM

7' 8" x 5' 5" (2.34m x 1.65m)

A wall mounted electric shower unit wash hand basin and vanity cabinet, low level w.c, window to the rear.

EXTERNALLY

FRONT GARDEN

A landscaped front garden area laid to lawn. A pathway and the driveway leads alongside the home.

GARAGE

Concrete Sectional.

NOTES

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REAR GARDEN

A landscaped rear garden with a paved driveway, shrub borders. Laid to lawn.

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 A

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