



**Park View Road**  
**Kidsgrove, ST7 4DA**

- SEMI DETACHED HOUSE
- NO CHAIN
- SOME FURTHER POTENTIAL
- HALL, LOUNGE, DINING ROOM
- KITCHEN & OUTBUILDING
- THREE BEDROOMS, BATHROOM
- UPVC D/G, GAS C/H
- CONVENIENT LOCATION

**£127,000**







## Property Description

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4DA. The property can be found on the right hand side, as identified by pour for sale sign.

### ENTRANCE HALL

Entered through a UPVC door, window to the side elevation. Stairs to the first floor. Laminate flooring.

### LOUNGE

13' 10" x 11' 10" (4.22m x 3.61m)

Window to the front elevation. Wall mounted modern electric fire.

### DINING ROOM

11' 11" x 7' 11" (3.63m x 2.41m)

Window to the rear elevation. Radiator.

### KITCHEN

10' 9" x 7' 11" (3.28m x 2.41m)

Window to the rear elevation. L shaped room with a range



of wall and base units. Under stairs store. External side door to:

#### OUTBUILDING

UPVC rear access door to the garden.

#### FIRST FLOOR LANDING

Window to the side elevation. Storage cupboard. Access to the loft. Doors to:

#### BEDROOM ONE

11' 11" x 11' 5" (3.63m x 3.48m)

Window to the rear elevation. Radiator.



#### BEDROOM TWO

10' 8" x 10' 6" (3.25m x 3.2m)

Window to the front elevation, which has views into the distance. Radiator.

#### BEDROOM THREE

9' 6" x 7' 5" (2.9m x 2.26m)

Window to the front elevation. Radiator.



#### BATHROOM

8' x 6' 4" (2.44m x 1.93m)

Window to the rear elevation. Suite comprising: Panelled bath with chrome mixer shower over, low level W.C, wash hand basin. Splash back tiling to the walls Cupboard housing the gas boiler. Radiator.

#### EXTERNALLY

##### FRONT

A tiered garden area laid to lawn, extending to the side.

##### REAR

Laid to lawn. Decked area needing attention, we would advise you refrain from walking on this structure.

#### 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 .

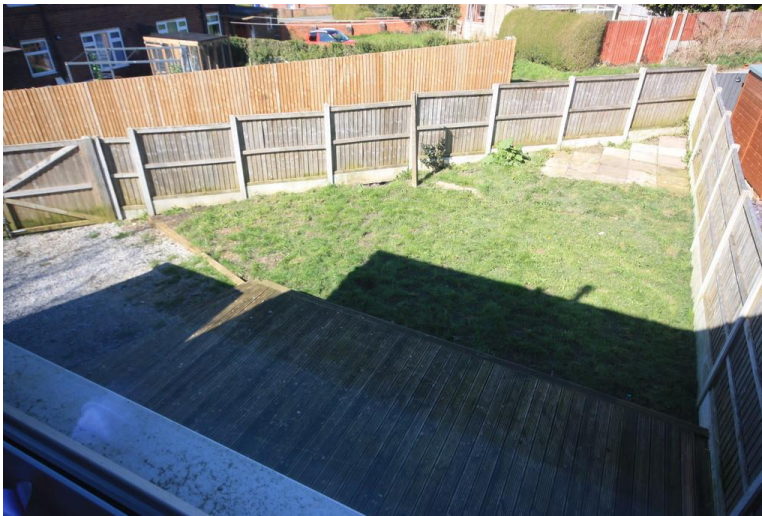
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: Potential:





While every effort 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 responsibility is taken for any errors, omissions or misstatements and the floor plan is an illustration only, not a guide.  
 The plan is for illustrative purposes only and should be used in conjunction with the purchase contract.  
 The services, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
 Please refer to the contract.



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 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