



Poplar Drive
Kidsgrove, ST7 4HT

- A SEMI DETACHED DORMER HOUSE
- LONG DRIVEWAY, LANDSCAPED GARDENS
- FOUR BEDROOMS
- DETACHED GARAGE
- BREAKFAST KITCHEN, LOUNGE
- BEAUTIFULLY UPDATED THROUGHOUT
- CONSERVATORY
- CLOSE TO BATHPOOL PARK

£233,950





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a spacious semi detached dormer bungalow, of approx 90 SQM which must be viewed to be fully appreciated! Comprising; breakfast kitchen, spacious lounge, rear hall, a ground floor shower/bathroom, a ground floor bedroom and further bedroom/dining room, a conservatory, and two first floor bedrooms and a shower room. Externally landscaped gardens to the front and rear, a driveway and garage. UPVC double glazing & gas central heating. The property is located with lots of amenities within easy access, good road and rail links. Viewing imperative without delay.

DIRECTIONS

Please use postcode ST7 4HT for Sat Nav/Google Maps. From Windmill Avenue, turn left into Poplar Drive, where the property can be found on the left hand side (No For Sale board currently).



ACCOMMODATION

KITCHEN

13' x 8' 9" (3.96m x 2.67m)

A beautifully updated fitted kitchen suite, featuring base and wall mounted cupboard units with worksurfaces above. Composite side entrance door. Single drainer sink unit. Oven/grill and hob. Windows to the front and the side. Cupboard housing Baxi gas combi boiler. Tiled walls, cushion flooring. Electric consumer unit. Door to:

LOUNGE

19' 7" x 11' 4" (5.97m x 3.45m)

Window to the front, radiator. Staircase to the first floor.



HALLWAY

BATH/SHOWER ROOM

8' 6" x 6' 6" (2.59m x 1.98m)

A fitted suite comprising panelled jacuzzi bath and separate jacuzzi enclosed shower cubicle. Low level W.C and wash hand basin with vanity cupboard. Tiled walls and flooring. Chrome towel radiator. Opaque window to the side.

BEDROOM ONE

11' 5" x 11' 4" (3.48m x 3.45m)

UPVC door to the rear, radiator. Bed (Worth £3000) and free standing wardrobes, could be included in the sale.



BEDROOM TWO/ DINING ROOM

10' 10" x 8' 10" (3.3m x 2.69m)

Radiator. UPVC sliding doors to:

CONSERVATORY

9' 1" x 8' 11" (2.77m x 2.72m)

A dwarf wall UPVC conservatory. UPVC door to the rear garden.

FIRST FLOOR LANDING

BEDROOM THREE

15' 1" x 8' 5" (4.6m x 2.57m)

The largest bedroom with windows to the front and the rear, with views to the rear. Radiator. Storage to the eaves.

BEDROOM FOUR

10' 10" x 8' 5" (3.3m x 2.57m)

Window to the front, radiator. Storage to the eaves.





SHOWER ROOM

10' 9" x 2' 10" (3.28m x 0.86m)

An enclosed shower cubicle, low level W.C and wash hand basin. Opaque window to the rear. Chrome towel radiator. Tiled walls.

EXTERNALLY

FRONT GARDEN

A good sized block paved driveway with parking for multiple vehicles, iron gates. A landscaped front garden with shrubs and gravelled stone area.

DETACHED GARAGE

Electronic roll up door. New roof. UPVC side access door and window.

REAR GARDEN

A well presented landscaped garden, being nicely enclosed and of low maintenance. Enclosed with fencing, and gravelled stone area, with pleasant shrub borders.

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: 62D Potential: 78C





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 herein have been used and no guarantee as to their operation or efficiency can be given. Made with ViewPoint

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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