



Chatterley Drive
Kidsgrove, ST7 4LN

- A FOUR BEDROOM TOWN HOUSE
- HALL, SPACIOUS LOUNGE/DINING ROOM
- KITCHEN, UTILITY, CLOAKS/W.C
- 4 BEDROOMS, BATHROOM
- UPVC DOUBLE GLAZING
- UPDATED GAS BOILER
- LANDSCAPED GARDENS, GARAGE
- FITTED WARDROBES

£185,000





Property Description

DIRECTIONS

Please follow Sat Nav for postcode ST7 4LN from Stonebank Road the property can be found on the left hand side.

ENTRANCE HALL

Staircase to the first floor, coving to the ceiling, radiator, laminate flooring door to:

LOUNGE/DINING ROOM

22' 2" x 13' 1" reducing to 10' 2" (6.76m x 3.99m)
Window to the front, patio doors to the rear, two radiators, wall Mount Plasma Fire, coving to the ceiling. Laminate flooring. Coving to the ceiling.

KITCHEN

11' 0" x 9' 4" (3.35m x 2.84m)
Comprising a fitted base and wall units, worksurfaces, single drainer sink, slot in oven, splash back tiling to the walls, window to the rear, under stairs store area. Laminate flooring. Door to:



INTEGRAL GARAGE

16' 9" x 8' 0" (5.11m x 2.44m)
Electronic roll up and over door.

UTILITY ROOM

10' 0" x 8' 0" (3.05m x 2.44m)
Fitted base and wall units, worksurfaces, single drainer sink, radiator, wall mounted recently installed Ariston Gas Central Heating Boiler with a warranty.

CLOAKS/W.C

Low level W.C, wash hand basin, splash back tiling.



FIRST FLOOR LANDING

Cupboard with a hot cylinder. Doors to;

BEDROOM ONE

11' 8" x 10' 1" (3.56m x 3.07m)
Window to the front, radiator. Fitted wardrobes.

BEDROOM TWO

11' 9" x 11' 0" (3.58m x 3.35m)
Window to the rear, radiator. Fitted wardrobes.

BEDROOM THREE

15' 1" x 10' 2" (4.6m x 3.1m)
A 'L' shaped good sized bedroom, two radiators, two windows to the front. Fitted wardrobes. Access to the loft.



BEDROOM FOUR

11' 9" x 8' 6" (3.58m x 2.59m)
Window to the rear, radiator, fitted wardrobes, fitted sink and vanity unit.

BATHROOM

Comprising a paneled bath, low level w.c, wash hand basin, fully tiled walls where visible, radiator.

EXTERNALLY

FRONT GARDEN

A tiered front garden area. A driveway provides one parking space.

REAR GARDEN

A paved patio area leading to tiered garden landscaped garden with gravel borders, decking area and higher level patio area.

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 C

EPC RATING (PDF available online)

Current: Potential:



INTRO

Shaw's & Co are delighted to offer For Sale a spacious 4 bedroom town house comprising entrance hall, kitchen, utility, cloaks/w.c, spacious lounge/dining room, 4 bedrooms, a family bathroom, integral garage. UPVc double glazing and gas central heating from a recent installed gas boiler with warranty. Externally landscaped gardens to the front and rear. The property is located within a popular location yet within easy access to all amenities with road and rail links close by. Viewing imperative within delay. (draft details subject to approval)







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