



**Hillary Road**  
**Kidsgrove, ST7 4DN**

- BEAUTIFULLY PRESENTED
- SEMI DETACHED BUNGALOW
- NO CHAIN
- EXTENDED BREAKFAST KITCHEN
- SPACIOUS LOUNGE/DINING ROOM
- TWO BEDROOMS, BATHROOM
- PLEASANT VIEW TO THE REAR
- UPVC D/GLAZING & GAS C/HEATING

**£165,000**







## Property Description

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4DN. Turning off Brieryhurst Road, the property can be found on the left hand side, as identified by our for sale sign.

### KITCHEN/DINER

11' x 10' 7" (3.35m x 3.23m)

Three windows to the rear elevation. A range of wall and base units, built in oven and hob, splash back tiling, single drainer sink unit. Built in oven. UPVC external door.

Radiator.

### LOUNGE

16' x 10' 10" (4.88m x 3.05m)

Window to the front elevation. Feature fireplace. Radiator. Door to:

### INNER HALL

Store cupboard housing the Worcester Combi Gas Central Heating Boiler. Access to the loft.







#### BEDROOM ONE

11' 10" x 9' 3" (3.61m x 2.82m)

Patio doors to the rear elevation, which has a pleasant outlook. Radiator.

#### BEDROOM TWO

9' 1" x 8' 10" (2.77m x 2.69m)

Window to the rear elevation. Radiator.

#### BATHROOM

6' 1" x 5' 5" (1.85m x 1.65m)

Window to the side elevation. Suite comprising: panelled bath, low level W.C., wash hand basin. Radiator.



#### EXTERNALLY

##### FRONTAGE

A paved driveway provides off road parking. Shrub borders, pathway leads to:

##### OUTBUILDING

17'11 x 8'11

Concrete sectional construction. Electric roll up door. Electric light and power.

##### REAR GARDEN

A landscaped elevated garden with a pleasant outlook towards countryside in the distance. A paved patio area, laid to lawn and 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 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: Potential:





43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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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 and 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