



Ravenscliffe Road
Kidsgrove, ST7 4HX

- BEAUTIFULLY PRESENTED
- PLEASANT DESIGNED RESIDENCE
- HALL, LOUNGE, KITCHEN/DINING ROOM
- NO CHAIN
- 4 BEDROOMS, ENSUITE & BATHROOM
- LANDSCAPED GARDENS
- UPVC D/G, GAS C/H
- CONVENIENT LOCATION

£285,000





Property Description

INTRO

BARGAIN NEW PRICE Shaw's & Co are delighted to offer For Sale a beautifully presented detached residence within this well regarded location of approx 116m² - NO CHAIN & comprising entrance hallway, lounge, kitchen/dining room with built in appliances, cloaks/w.c, 4 bedrooms, ensuite & a family bathroom. Externally a paved frontage set behind an electric gate, a garage and landscaped rear garden, UPVC double glazing & gas central heating. The property is within easy access to Bathpool Park, good road links to the A34/A500 and rail links at Kidsgrove. Viewing imperative without delay.

DIRECTIONS

Please follow Sat Nav with postcode ST7 4HX. Proceed off Boat Horse Road and the property can be found on the left hand side, identified by our for sale sign.

ENTRANCE PORCH

Entered through a UPVC door. Tiled floor. Radiator.



ENTRANCE HALL

Entered through a UPVC door. Entry phone system and switch for electric gate. Door to garage. Radiator.

LOUNGE

16' 4" x 11' 10" (4.98m x 3.61m)

Window to the front elevation. Telephone point. Radiator.

W/C

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

Extractor fan. Radiator.

KITCHEN/DINER

25' 8" x 7' 8" (7.82m x 2.62m)

Window to the rear elevation. A range of wall and base units, single drainer sink unit with mixer tap, round edged heat resistant worksurface. Built in stainless steel oven. four ring gas hob with extractor over. Integrated fridge, freezer and dishwasher. French doors to the rear elevation, side access door. Two radiators.



FIRST FLOOR LANDING

Window to the side elevation. Loft access. Doors to:

BEDROOM ONE

14' 6" x 11' 8" (4.42m x 3.56m)

Window to the front elevation. Television point. Radiator.

Fitted wardrobes. Door to:



ENSUITE

Window to the front elevation. Double shower cubicle with chrome shower unit over, low level W.C, wash hand basin. Halogen down lights. Extractor fan. Chrome towel rail.

BEDROOM TWO

11' 6" x 7' 7" (3.51m x 2.31m)

Window to the rear elevation with far reaching views.

Fitted wardrobes. Radiator.

BEDROOM THREE

9' 9" x 7' 10" (2.97m x 2.39m)

Window to the rear elevation with far reaching views.

Fitted wardrobes. Radiator.



BEDROOM FOUR

9' 5" x 7' 9" (2.87m x 2.36m)

Window to the front elevation. Radiator.

BATHROOM

Window to the rear elevation. Suite comprising jacuzzi panelled bath, low level W.C, wash hand basin. Halogen down lights, extractor fan. Tiled floor, Chrome heated



towel rail.

EXTERNALLY

FRONT

Set behind a brick wall and electric gates, there is a paved driveway leading to:

GARAGE

Metal up and over door. Electric light and power.

REAR

Enclosed by wood panelled fencing. 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

EPC RATING (PDF available online)

Current: 76C Potential: 87B







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