



Newchapel Road
Kidsgrove, ST7 4SG

- A DORMER BUNGALOW/ SEMI DETACHED HOUSE
- NO CHAIN, A LOVELY LOCATION
- THREE BEDROOMS & OFFICE/UTILITY
- GROUND FLOOR BATHROOM & 1ST FLOOR W.C
- LONG DRIVEWAY, CARPORT & GARAGE
- VIEWS TO MOW COP
- BEAUTIFULLY PRESENTED GARDENS
- UPVC D/GLAZING & GAS C/HEATING

£175,000





Property Description

INTRO

NO CHAIN - VACANT & READY TO MOVE INTO! We are proud to present a beautifully presented and spacious three bedroom dormer bungalow/semi detached house! With a lovely aspect with views to the front, the property internally comprises the breakfast kitchen, lounge, dining room, ground floor bedroom, utility room/office, ground floor bathroom, and to the first floor there is two further bedrooms and a small cloaks/W.C. UPVC double glazing and gas central heating from a combi boiler. Externally there is a long steep drive, with carport and a detached garage. Lovely presented gardens to the front and rear with tiered sections to the rear garden. Don't wait around for this one!

DIRECTIONS

Please follow postcode ST7 4SG for Sat Nav/Google Maps. The property can be seen as identified by our for sale sign.



ACCOMMODATION

KITCHEN

12' 7" x 7' 8" (3.84m x 2.34m)

UPVC side entrance door leads to a fitted kitchen with the suite comprising of base and wall mounted cupboard units with worksurfaces over. Windows to the front and side. Single drainer sink unit. Integrated fridge. Breakfast bar. Electric radiator. Cushion flooring. Covings to the ceiling.

LOUNGE

16' x 10' 8" (4.88m x 3.25m)

Window to the front, radiator. Gas fire and feature surround. Door to the hall, and double doors to:

DINING ROOM

11' 11" x 9' (3.63m x 2.74m)

With sliding doors to the rear garden. Radiator. Staircase to the first floor.

HALL

With store cupboard off.

GROUND FLOOR BATHROOM

6' 2" x 5' 6" (1.88m x 1.68m)

A modernised bathroom suite with L Shaped panelled bath with electric Triton shower over. Low level W.C and wash hand basin with vanity cupboard. Chrome towel radiator. Cushion flooring. Opaque window to the side.

UTILITY ROOM/ OFFICE

6' 6" x 6' 3" (1.98m x 1.91m)

Window to the side. Currently used as a laundry room, with plumbing for a washer, and having space for a tall standing fridge freezer and dryer.

BEDROOM ONE

10' 6" x 9' 4" (3.2m x 2.84m) plus wardrobes

The ground floor bedroom with window to the rear, radiator. Fitted wardrobes.

FIRST FLOOR LANDING

BEDROOM TWO

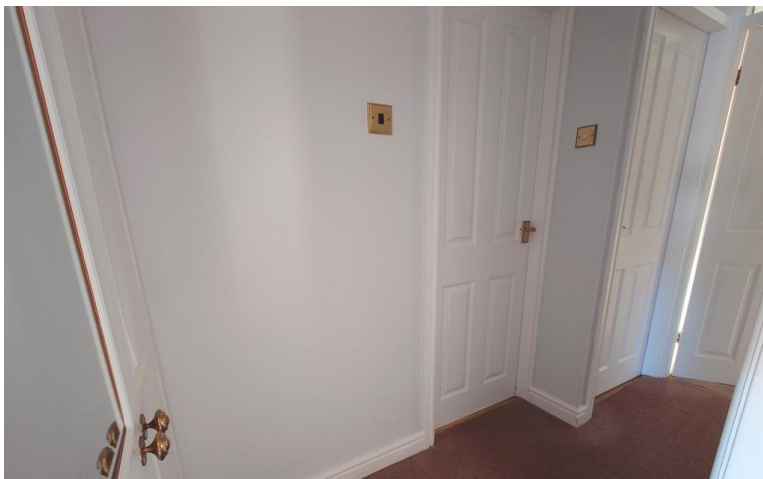
11' 7" x 8' 10" (3.53m x 2.69m)

Window to the front with a nice outlook, radiator. Wardrobes and further storage.

BEDROOM THREE

11' 7" x 7' 8" (3.53m x 2.34m)

Window to the front with a nice outlook, radiator. Walk in wardrobe. Storage off with cupboard housing Worcester 28i gas central heating boiler.





CLOAKS/W.C

3' 10" x 3' 3" (1.17m x 0.99m)

A small cloakroom with low level W.C and wash hand basin.

EXTERNALLY

FRONT GARDEN

Enclosed by a brick wall and fencing, the front garden is laid to lawn. The paved driveway leads from the front on an incline, and to the side of the property where it levels out with a carport over.

DETACHED GARAGE

A concrete sectional garage with an up and over door. Power sockets. We understand the roof to be asbestos.

REAR GARDEN

A beautifully presented rear garden, initially with a flat paved patio area, with steps leading up to two laid to lawn garden areas. These are surrounded by rockery and pleasant shrubs, and enclosed with fencing. To the top section is a stunning view towards Mow Cop castle. A tin storage container is included with the sale. Cold water tap.

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

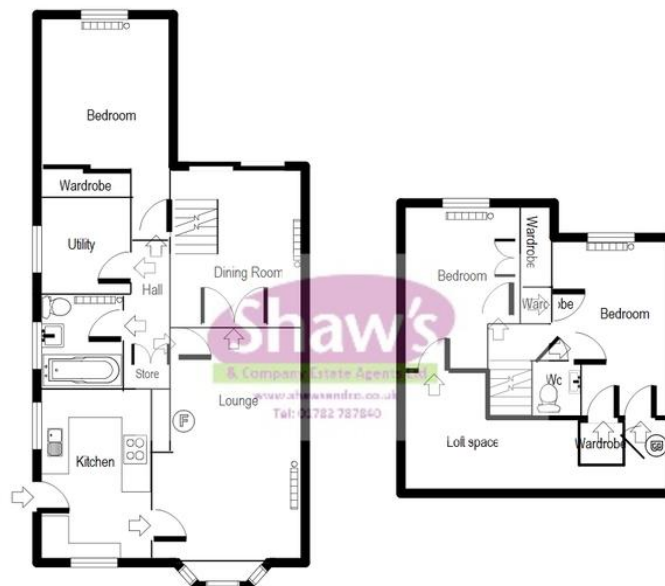
EPC RATING (PDF available online)

Current: 53E Potential: 74C









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

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

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
 01782787840

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