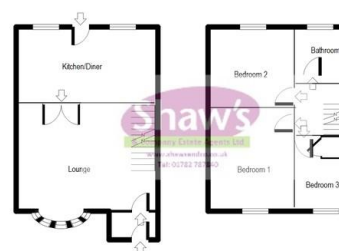




**Dane Gardens  
Kidsgrove, ST7 4PL**

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- WITH FURTHER POTENTIAL
- PORCH, LOUNGE
- KITCHEN/DINING ROOM
- TWO DOUBLE BEDROOMS, THIRD/NURSERY
- UPVC D/G, GAS C/H
- CUL DE SAC LOCATION

**£155,000**



While every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 and 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



## Property Description

### INTRO

#### Notice Of Offer

Property Address: 18 Dane Gardens, Kidsgrove, Stoke-on-Trent, ST7 4PL

We advise that an offer has been made for the above property in the sum of £165,500 Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: 43 Liverpool Road, Kidsgrove, Stoke-on-Trent, ST7 1EA

Agents Telephone Number: 01782 787840

### ADDITIONAL NOTES

Please note due to our vendor's requirements the property must stay on the market until exchange of contracts. The property is sold as seen (and may include stacked/bagged items which would be down to the new



owners to dispose of, if required). Any questions on these points please contact the agency.

#### DIRECTIONS

Please follow Sat Nav with postcode ST7 4PL. From Kidsgrove town turn left in to Mount Road, Dane Gardens can be found on right. On entering Dane Gardens the property can be found on the right hand side, as identified by our for sale sign.

#### ENTRANCE PORCH

Entered through a UPVC door. Door to:

#### LOUNGE

14' 6" x 8' 2" (4.42m x 2.49m)

Bow window to the front elevation. Storage cupboard. Stairs to the first floor. Radiator. Doors to:

#### KITCHEN/DINER

14' 6" x 8' 2" (4.42m x 2.49m)

Two windows and access door to the rear elevation. A range of wall and base units. Built in oven, hob with extractor over. Space and plumbing for washing machine.

#### FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Doors to:

#### BEDROOM ONE

14' x 8' 2" (4.27m x 2.49m)

Window to the front elevation. Radiator.

#### BEDROOM TWO

9' 8" x 8' 2" (2.95m x 2.49m)

Window to the rear elevation. Radiator.

#### BEDROOM THREE

10' 9" x 6' 1 max" (3.28m x 1.85m)

Window to the front elevation. Store cupboard. Radiator.

#### BATHROOM

6' x 6' (1.83m x 1.83m)

Window to the rear elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Radiator.

#### EXTERNALLY

##### FRONT

Paved driveway provides parking.

##### GARAGE

Requiring repair.





#### REAR

Having a great outlook the garden is laid to lawn with a patio area. There is a decked area requiring attention, the agent advises NOT to walk on this due to safety risks.

#### 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

EPC RATING (PDF available online)

Current: 63D Potential: 84B





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

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 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 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