



**Newchapel Road**  
**Kidsgrove, ST7 4RT**

- SEMI DETACHED HOUSE
- NO CHAIN
- WELL IMPROVED THROUGHOUT
- A WELL REGARDED LOCATION
- UPDATED KITCHEN
- THREE BEDROOMS, BATHROOM
- LANDSCAPED GARDENS, GARAGE
- BLOCK PAVED FRONTAGE

**Offers In Excess Of £179,950**







## Property Description

### INTRO

A beautifully presented semi detached residence with NO CHAIN and well improved throughout. Comprising; hallway, lounge, a kitchen/dining room with updated units etc, patio doors to the rear garden, three bedrooms with fitted wardrobes, a first floor bathroom. Externally a block paved frontage, recently added attached garage, block paved frontage, a landscaped rear garden. UPVC double glazing & gas central heating. The property is located within a residential area with easy access to all amenities. Viewing essential without further delay.

### DIRECTIONS

Please follow Sat Nav for post code ST7 4RT from the roundabouts the property can be found on the right hand side.

### ENTRANCE HALL

Composite entrance door, stair case to the first floor. Door to;





#### LOUNGE

15' 10" x 11' 2" (4.83m x 3.4m)

Radiator, laminate flooring, coving to the ceiling, under stairs store area.

#### KITCHEN/DINING ROOM

14' 6" x 7' 10" (4.42m x 2.39m)

Comprising an updated fitted kitchen with base and wall units, worksurfaces, built in double oven and hob, laminate flooring, window to the rear, patio doors, a defined dining area.

#### FIRST FLOOR LANDING

Window to the side. Store cupboard/wardrobe. The loft has a light and is boarded out, wall mounted gas boiler.



#### BEDROOM ONE

12' 4" x 8' 2" (3.76m x 2.49m)

Window to the front, radiator. Fitted wardrobes.

#### BEDROOM TWO

9' 6" x 8' 3" (2.9m x 2.51m)

Window to the rear, radiator. Fitted wardrobes.

#### BEDROOM THREE

9' 4" x 6' 2" (2.84m x 1.88m)

Window to the front, radiator. Built in wardrobe.



#### BATHROOM

Comprising a panelled bath, low level W.C, wash hand basin, over bath shower, window to the rear.

#### EXTERNALLY

#### FRONTAGE

A block paved frontage and drive way provides parking.

#### ATTACHED GARAGE

21'2 x 7'10

Recently constructed with a guarantee we are informed, rear access door.



#### REAR GARDEN

A landscaped rear garden area with a paved patio and shrub borders, laid to lawn garden. 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 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 .



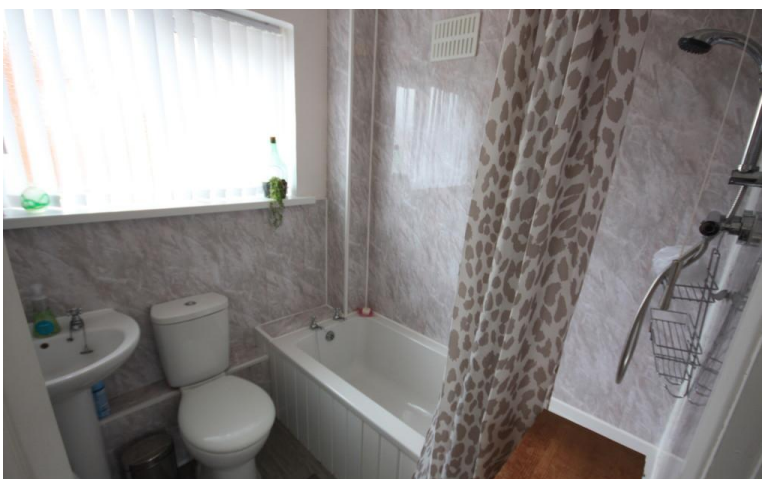
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: 57D Potential: 85B





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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