



Southern Way
Smallthorne, ST6 1PX

- A TOWN HOUSE
- WITHIN A POPULAR LOCATION
- EDGE OF SUBURB LOCATION
- PORCH, LOUNGE
- KITCHEN/DINING ROOM
- TWO BEDROOMS, BATHROOM
- UPVC D/G, GAS C/H
- BLOCK PAVED REAR GARDEN

Offers In Excess Of £125,000





Property Description

DIRECTIONS

Please follow Sat Nav with postcode ST6 1PX. Proceed along Southern Way and the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE PORCH

Entered through a glazed UPVC, windows to the side. Door to:

ENTRANCE HALL

Staircase to the first floor. Radiator.

LOUNGE

13' 11" x 12' 6" (4.24m x 3.81m)

Window to the front elevation. Feature fireplace and fire. Radiator.





KITCHEN/DINER

12' 3" x 10' (3.73m x 3.05m)

Window to the rear elevation. A range of wall and base units, single drainer sink unit, worksurface. Splash back tiling. Store area off. Radiator.

REAR ENTRANCE PORCH

UPVC door and windows to the rear elevation. Store cupboard off.

FIRST FLOOR

Access to the loft. Store cupboard housing the Worcester Boch Combi Boiler. Doors to:



BEDROOM ONE

15' 10" x 9max' (4.83m x 2.74m)

Window to the front elevation. Radiator. Potential to split the room to make a third bedroom.

BEDROOM TWO

12' 4" x 9' 6" (3.76m x 2.9 m)

Window to the rear elevation. Store cupboard. Radiator.

BATHROOM

7' 6" x 5' 6" (2.29m x 1.68m)

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



EXTERNALLY

FRONT

Shrub borders, paved pathway to the front door.

REAR

Access to the via a shared drive. Behind timber gates and fencing, blocked paved garden area providing an all weather garden or parking for several vehicles.

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

Stoke On Trent City Council

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential:





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 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