

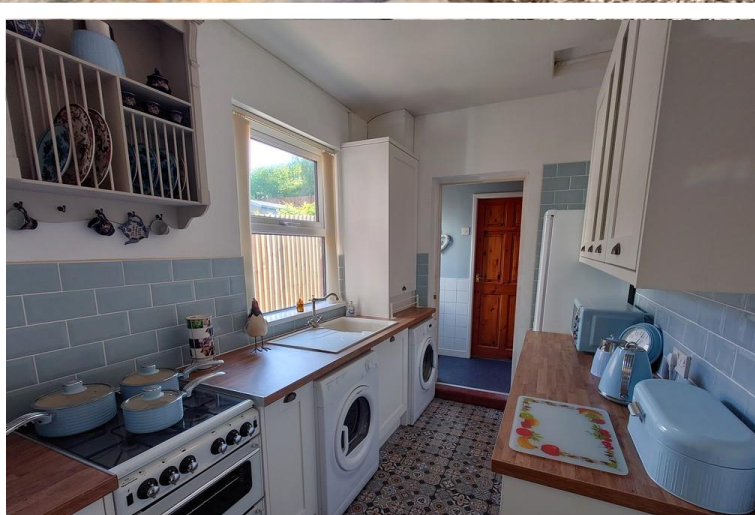
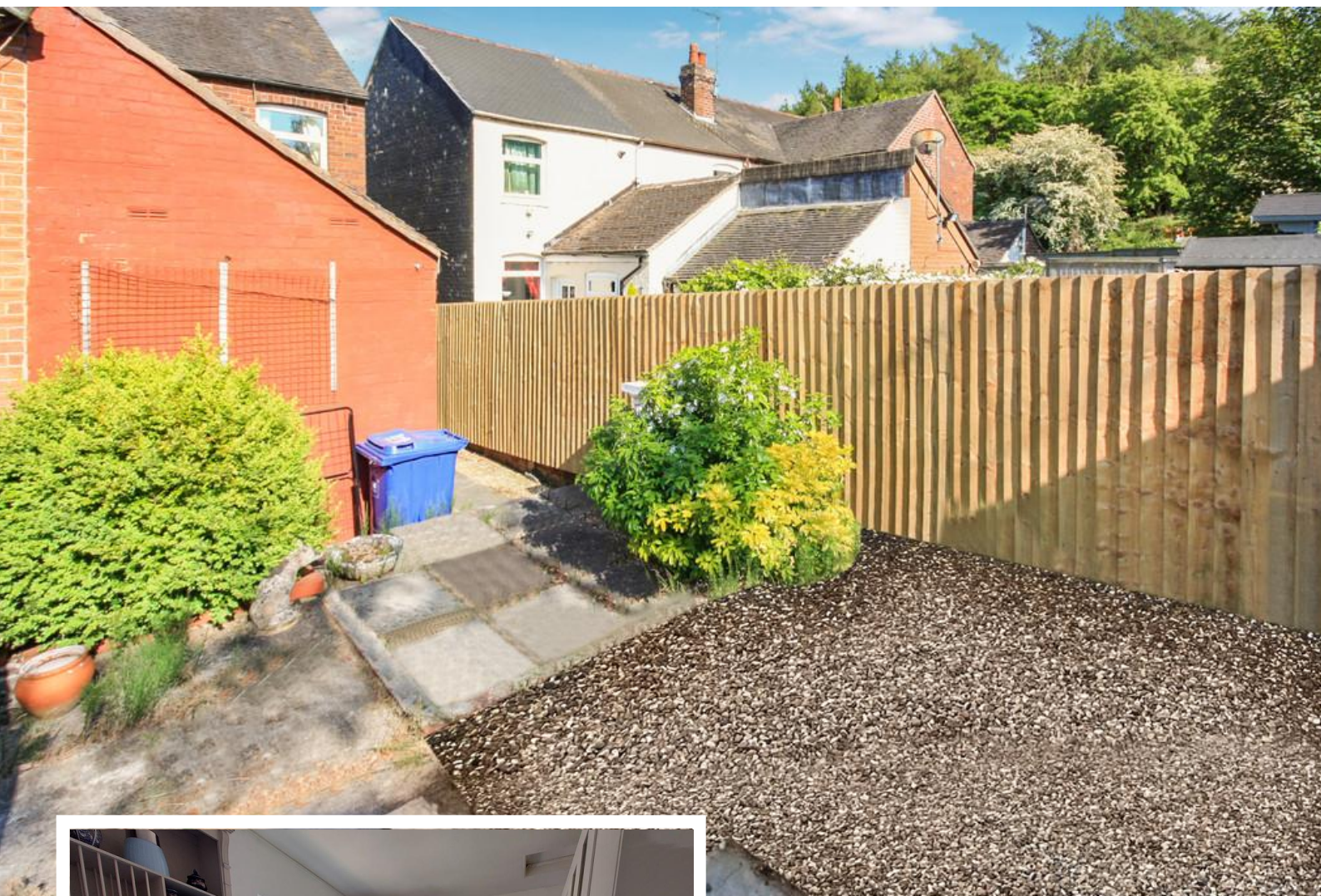


Kidsgrove Bank
Kidsgrove, ST7 4HG

- SPACIOUS END TOWN HOUSE
- NEWLY UPDATED KITCHEN,
- SPACIOUS LOUNGE/DINING ROOM
- GROUND FLOOR WHITE SHOWER ROOM
- TWO DOUBLE BEDROOMS
- GARDENS TO THE FRONT & REAR
- UPVC D/G, GAS C/H
- CONVENIENT LOCATION

£128,000





Property Description

INTRO

NO CHAIN! A lovely well improved spacious two bedroom end town house offered For Sale situated within a popular & convenient location! Comprising lounge/dining room, kitchen with newly updated fitted kitchen, ground floor shower room, two double bedrooms, potential space for a first floor shower room. Externally a forecourt to the front, with potential to create a parking space, a rear yard leading to the low maintenance garden area attracting afternoon sun.. Easy on road parking nearby. UPVC double glazing & gas central heating are installed. The property has easy access to the A500 & A34 leading to most directions and rail links in Kidsgrove. Viewing essential without delay

DIRECTIONS

Please follow Sat Nav for postcode ST7 4HG proceed from Kidsgrove town centre turning right in to the service road and the property can be found on the left hand side as identified by our For Sale Sign.



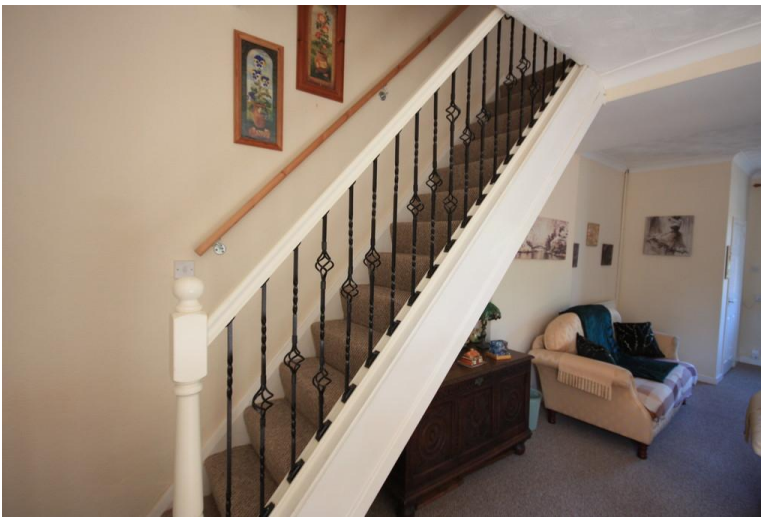
ENTRANCE HALL

With a recently installed composite entrance door with a glazed panel to match the era of the house, new carpet, internal door to;

SPACIOUS LOUNGE/DINING ROOM

25' 11" x 12' 5" (7.9m x 3.78m)

A spacious lounge/dining room. Windows to the front and rear, two radiators, with metal spindle staircase to the first floor with handrails. A feature fireplace and inset gas fire. Coving to the ceiling. Recently fitted carpet.



KITCHEN

10' x 6' 10" (3.05m x 2.08m)

A recently installed new fitted kitchen with work surfaces, single drainer sink, plenty of new cupboard and drawer space, tall wall cupboards, space & plumbing for a washing machine and separate space dryer or dishwasher, splash back tiling, window to the side, access to small loft. Concealed Worcester Combi gas central heating boiler. The gas cooker and fridge freezer, washing machine and dryer can be For Sale subject to negotiation. Double radiator. Beautiful tiled floor.

INNER HALL

A UPVC external access door, part tiled walls, store cupboard off. Door to;



GROUND FLOOR SHOWER ROOM

8' x 6' (2.44m x 1.83m)

With a recently installed shower enclosure with shower screen walls. Wall mounted electric shower. Low level W.C wash hand basin and cabinet, window to the side, radiator.

FIRST FLOOR LANDING

BEDROOM ONE

14' 5" x 12' 5" MAX red to 9'2" (4.39m x 3.78m)

Window to the rear, radiator, a good sized double bedroom with potential space for ensuite subject to planning etc. Two over stairs wardrobe/store cupboards. Access to the loft.



BEDROOM TWO

12' 5" x 11' 5" (3.78m x 3.48m)

With a large window to the front and a pleasant outlook, radiator.

EXTERNALLY

A forecourt garden to the frontage, gravel borders, a paved pathway.



REAR GARDEN

A pleasant rear garden area, with a paved patio, gravel borders, steps to the garden, enclosed with recent fencing and has a great degree of privacy attracting afternoon sun. 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 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 A

EPC RATING (PDF available online)

Current: 62D Potential: 82B







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 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