



Elm Close

Kidsgrove, ST7 4HR

- A SEMI DETACHED BUNGALOW
- SPACIOUS ACCOMMODATION
- NO CHAIN, LOUNGE, DINING/OFFICE ROOM
- TWO BEDROOMS
- LOVELY GARDENS TO FRONT & REAR
- GOOD SIZED GARAGE
- POPULAR YET TUCKED AWAY LOCATION
- NEARBY TO AMENITIES & NATURE

£159,950





Property Description

INTRO

We are proud to present a lovely spacious semi detached bungalow for sale, in the quiet and tucked away yet amenable cul de sac of Elm Close, Kidsgrove! WITH NO CHAIN - This property comprises of an entrance hall, two bedrooms, bathroom, a good size lounge, a smaller dining area/office and a kitchen. Well presented gardens to the front and the rear, with a long driveway and a good size detached garage. UPVC double glazing and gas central heating. Close by to Birchenwood Country Park, and dropping into the popular town of Kidsgrove having easy access to all amenities. Get your viewings booked today!

DIRECTIONS

Please use postcode ST7 4HR for Sat Nav/Google Maps purposes. From Kidsgrove Bank, turn right into Stonebank Road, and follow the road round to the left. Turn right into Elm Close, where the property is located on the left hand side, as identified by our For Sale sign.

ACCOMMODATION



ENTRANCE HALL

11' 2" x 3' 1" (3.4m x 0.94m)

UPVC front entrance door. Radiator. Covings to the ceiling. Access to the loft. Central heating thermostat. Door to a further useful storage cupboard, housing alarm and further heating controls.

BEDROOM ONE

13' 4" x 9' 3" (4.06m x 2.82m)

Window to the front, radiator. Fitted wardrobes. Covings to the ceiling. Newly fitted carpet.



BEDROOM TWO

10' 11" x 9' 10" (3.33m x 3m)

Window to the front, radiator. Sliding door fitted wardrobes. Covings to the ceiling. Newly fitted carpet.

BATHROOM

7' 9" x 6' 8" (2.36m x 2.03m)

A fully fitted suite comprising a panelled bath, separate enclosed shower cubicle with mains pressured shower, low level W.C and wash hand basin with vanity cupboard. Fully tiled walls and tiled flooring. Chrome towel radiator. Opaque window to the side. Extractor fan.



LOUNGE

19' 6" x 11' 9" (5.94m x 3.58m)

A spacious living room with gas fire and feature surround, window overlooking the rear garden, and two radiators. Four wall lights, and one ceiling light fitting. Covings to the ceiling. Window to the kitchen. Newly fitted carpet.

DINING AREA/OFFICE

8' 0" x 6' 1" (2.44m x 1.85m)

Space for a smaller dining area or office. UPVC rear access door. Two windows to the front and side. Tiled flooring. Radiator. Covings to the ceiling.

KITCHEN

9' 10" x 8' 4" (3m x 2.54m)

Comprising a fitted kitchen with further potential to update and improve. Base and wall mounted cupboard units with worksurfaces over, breakfast bar area. Window to the side aspect. Cupboard housing gas combi boiler. Tiled walls and flooring. Single drainer sink unit. Free standing electric oven with gas hob, extractor over. Covings to the ceiling. Radiator.



EXTERNALLY

FRONT GARDEN

A nicely presented front garden with gravelled stone area,



shrub borders and a laid to lawn garden area. Enclosed by small wall to the front, and fencing to the side. A long paved and steep driveway for parking (with steps in the middle) leads alongside the property and to the rear.

REAR GARDEN

A paved patio area, leading to a lovely laid to lawn private rear garden with shrub borders, and enclosed by fencing. Steps up to a further raised paved section, with nice views to the front aspect.

GARAGE

22' 9" x 9' 9" (6.93m x 2.97 m)

A good size garage/workshop, of brick construction and with an up and over front electric roll up door. Rear timber access door. Workbenches. Power and lighting, and power sockets.



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: 69C Potential: 84B







While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of length, width, height, area and other items are approximate and should not be relied upon for any legal or financial purposes. The services, systems, appliances, fixtures and fittings are shown as they are at the time of the survey and are not intended to be a guarantee of their condition or efficiency for any purpose. Please refer to the floor plan.



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 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