



Gill Bank Road
Kidsgrove, ST7 4HJ

- SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- POPULAR LOCATION
- LANDSCAPED GARDENS
- HALL, LOUNGE, BREAKFAST ROOM
- TWO DOUBLE BEDROOMS, BATHROOM
- ATTACHED GARAGE
- UPVC D/GLAZING & GAS C/HEATING

£181,950





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a well presented semi detached house within beautiful landscaped gardens, comprising entrance hall, spacious lounge/dining room, kitchen with breakfast room off, two double bedrooms, (possible potential to split the front bedroom) a bathroom with over shower. Externally the driveway provides parking spaces, an attached garage. Gas fired central heating and UPVc double glazing. The property is located within a well regarded location with access to all amenities, viewing essential without delay.

DIRECTIONS

Please follow Sat Nav with postcode ST7 4HJ. The property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL

Window to the side elevation. Staircase to the first floor. Under stairs store cupboard. Radiator. Double doors lead to:



LOUNGE

18' 10" x 10' (5.74m x 3.05m)

Window to the front elevation. Feature fireplace with inset fire. Two radiators. Sliding glazed door leads to:

BREAKFAST ROOM

18' 6" x 6' 4" (5.64m x 1.93m)

Three windows to the rear elevation. Tiled floor. Radiator. French doors to the rear.

KITCHEN

10' 4" x 7' 4" (3.15m x 2.24m)

A range of wall and base units, one and a half bowl single drainer sink unit with mixer tap, work surfaces. Integrated fridge/freezer and dish washer. Splash back tiling, tiled floor.

FIRST FLOOR LANDING

Window to the side elevation. Cupboard housing hot water cylinder. Doors to:

BEDROOM ONE

14' 4" x 9' 1" (4.37m x 2.77m)

Window to the front elevation. Radiator. Possible potential to split the room creating either a nursery or study/office.

BEDROOM TWO

10' 6" x 9' 4" (3.2m x 2.84m)

Window to the rear elevation giving far reaching views. Radiator.

BATHROOM

7' 4" x 5' 4" (2.24m x 1.63m)

Window to the rear elevation. An L shaped room with a modern white suite comprising: paneled bath with electric shower, wash hand basin with water fall tap, low level W.C. Recessed lighting, fully tiled walls. Chrome towel radiator.

EXTERNALLY

FRONT

A landscaped pleasant front garden. Pathway leading to the front door. A driveway provides parking for 2 cars and leads to:

ATTACHED GARAGE

19' 5" x 7' 8" (5.92m x 2.34m)

A good sized brick built garage. Metal up and over door. Two windows to the side elevation, rear door leads to the garden. Electric lighting. Wall mounted Worcester Greenstar gas fired boiler.





REAR

A beautifully landscaped and maintained rear garden attracting the afternoon sun with a host of shrub borders and patio areas. Raised decking area with a lovely view over the garden and beyond. A Lawn and tiered areas with patios and raised planting beds with shrubs. A lovely garden area that makes outside space so pleasant to enjoy.

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

Newcastle Borough Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: 62D Potential: 84B









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