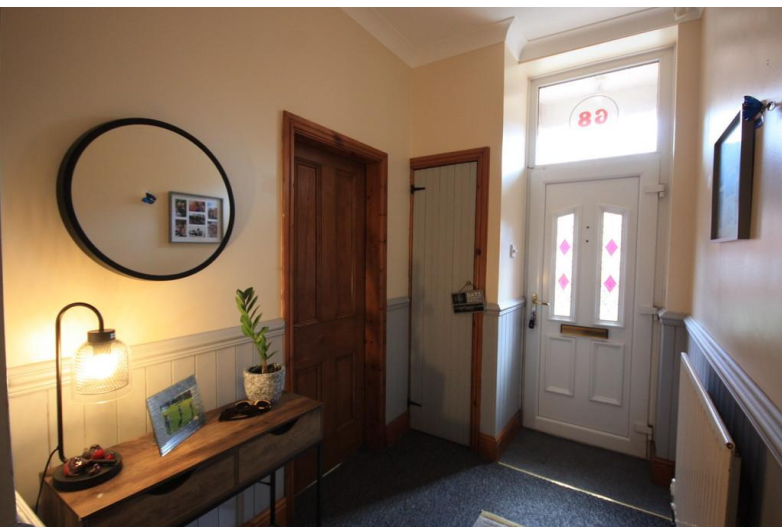




Liverpool Road
Kidsgrove, ST7 1EE

- SEMI DETACHED HOUSE
- THREE GOOD SIZED BEDROOMS
- GOOD SIZED ACCOMMODATION
- FIRST FLOOR BATHROOM
- HALL, LOUNGE, DINING ROOM
- GARAGE & PARKING TO REAR
- KITCHEN, UTILITY, CLOAKS/W.C
- UPVC D/G GAS CH

£150,000





Property Description

INTRO

A spacious semi detached house which must be seen to be fully appreciated comprising, entrance hall, dining room, lounge with stove, kitchen, utility room, cloaks/wc. three bedrooms, a first floor bathroom. Externally a forecourt to the frontage, a patio yard area, steps up to the garage and parking to the rear. UPVC double glazing & gas central heating. The property is an ideal first time buy, spacious family home or a investment to rent out at a potential rental income of £600PCM The property is located within easy access to all facilities for shopping, schools, rail links close by and good road links to the A34/A500 Viewing essential without delay. (draft details subject to approval)

DIRECTIONS

Please follow postcode ST7 1EE Sat Nav/google maps and the property can be found on Liverpool Road as identified by our For Sale Sign.



ENTRANCE HALL

Staircase to first floor, radiator. UPVC entrance door.
Store cupboard off. Coving to the ceiling. Door to;

DINING ROOM

11' 6" x 10' 7" (3.51m x 3.23m)

Double radiator, bow window to the front, arch to:

LOUNGE

13' 0" x 12' 10" (3.96m x 3.91m)

Double radiator open fire. Window to the rear, coving to the ceiling.



KITCHEN

11' 6" x 9' 0" (3.51m x 2.74m)

A range of base and wall mounted cupboard units. One and half bowl sink unit, under stairs store, window to the side. Tiled floor. External side access door. Double radiator.

UTILITY ROOM

9' 6" x 7' 0" (2.9m x 2.13m)

Plumbing for washing machine, double radiator. Window to the side.



CLOAKROOM

Low level w.c, wash hand basin, tiled floor, wall mounted Glow worm Betacom 30c gas fired central heating boiler.

FIRST FLOOR LANDING

Access to the loft.

BEDROOM ONE

16' 9" x 11' 10" (5.11m x 3.61m)

Two windows to the front, two radiators. Antique fire surround.

BEDROOM TWO

12' 11" x 10' 7" (3.94m x 3.23m)

Window to the rear, radiator.



BEDROOM THREE

11' 9" x 9' 3" (3.58m x 2.82m)

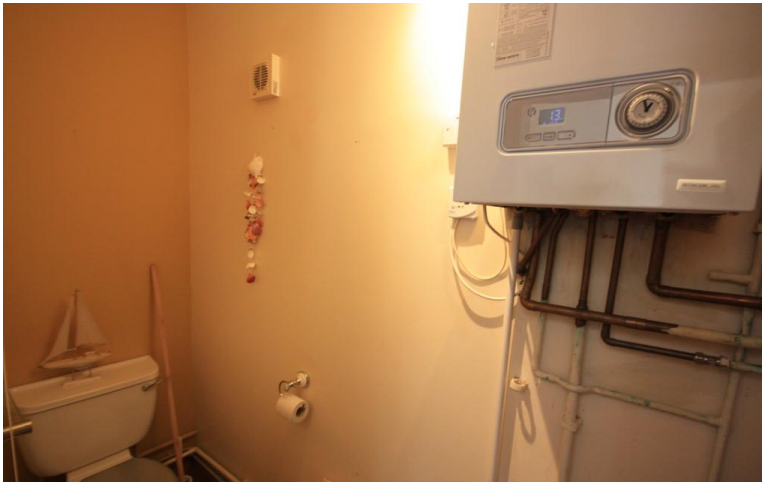
Radiator, window to the rear.

BATHROOM

Comprising a panelled bath low level w.c, wash hand basin, electric over bath shower, radiator, window, splash back tiling to walls.

EXTERNALLY

FORECOURT TO FRONTAGE



PATIO AREA

A good sized concrete patio area. Steps up to the parking area. Water tap.

CAR PARKING SPACES

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 A

EPC RATING (PDF available online)

Current: Potential:





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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