

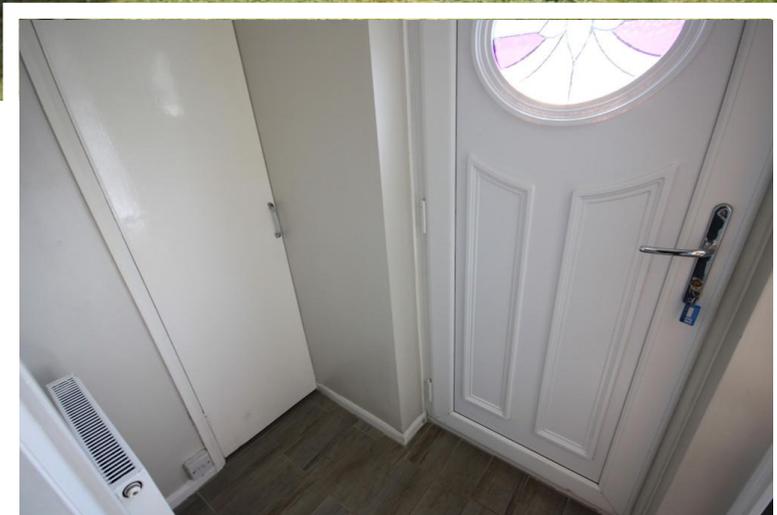


**Brieryhurst Road**  
Kidsgrove , ST7 4RZ

- A SEMI DETACHED BUNGALOW
- LANDSCAPED GARDENS
- WITHIN A POPULAR LOCATION
- UPDATED GAS C/H
- BEAUTIFULLY PRESENTED
- UPVC D/G, GARAGE
- A VIEW TOWARDS MOW COP
- HALL, LOUNGE, KITCHEN

**£165,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented updated semi detached bungalow within this well regarded location, which absolutely must be viewed to be fully appreciated! Comprising, hallway with storage, an updated kitchen, good sized lounge, inner hall, two bedrooms (both with a lovely rear outlook) an updated white shower room. Externally a driveway, garage and landscaped gardens. Featuring a lovely view towards Mow Cop & surrounding countryside. Access is easy to nearby amenities for schools, shopping, recreation and road/rail links. Viewing essential without further delay as this opportunity will be soon snapped up!

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4RZ. Turning in to Brieryhurst Road from Newchapel the property can be found on the right hand side.



#### ENTRANCE HALL

Entered through a UPVC door. Store cupboard. Radiator.

#### KITCHEN

9' 2" x 7' 7" (2.79m x 2.31m)

An updated kitchen suite comprising: wall and base units, stainless steel sink and drainer, wood effect worksurface. Splash back tiling. Space for washer and dishwasher. Electric oven, hob and grill. Useful storage cupboard. UPVC side access door and window to the side.

#### LOUNGE

16' x 10' 10" (4.88m x 3.3m)

Window to the front elevation. Radiator.



#### INNER HALLWAY

Storage cupboard housing the Ideal Logic Gas Central Heating Combi Boiler. Loft access.

#### BEDROOM ONE

10' x 9' 2" (3.05m x 2.79m)

Window to the rear elevation, giving pleasant views over the garden and towards Mow Cop. Radiator.

#### BEDROOM TWO

9' 2" x 8' 10" (2.79m x 2.69m)

Window to the rear elevation, again with pleasant views. Radiator.



#### SHOWER ROOM

Window to the side elevation. An Updated suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Tiled floor.

#### EXTERNALLY

#### FRONT GARDEN

A well presented laid to lawn with shrub borders. Enclosed by wall. A long paved driveway provides parking for multiple vehicles.



#### REAR GARDEN

A paved pathway leads to a beautiful lawned garden with shrub borders. A stunning open view looks towards Mow Cop Castle.

#### GARAGE

16' 9" x 7' 8" (5.11m x 2.34m)

A concrete sectional garage with up and over door. Electric light an power. Newly fitted roof.



#### 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: 57D Potential: 90B





43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto: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 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