



**Brieryhurst Road**  
**Kidsgrove, ST7 4RZ**

- SEMI DETACHED BUNGALOW
- WITHIN A POPULAR LOCATION
- NO CHAIN
- CORNER PLOT LOCATION
- GARAGE & PARKING
- UPVC D/G, GCH
- BREAKFAST KITCHEN, LOUNGE
- TWO DOUBLE BEDROOMS, BATHROOM

**Offers In Excess Of £165,000**





## Property Description

### INTRO

A well presented semi detached bungalow offered for sale with no chain, located within a corner plot and driveway, comprising a breakfast kitchen, lounge, inner hall, two bedrooms with patio doors, a bathroom, UPVC double glazing & gas central heating. Externally a lawn garden to the front and side, a patio to the rear of the property, driveway and garage. No chain, viewing essential. The property is located close to many amenities and road & rail links, along with larger towns close by. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav for postcode ST7 4RZ turn off Galley's Bank and the property can be found on the left hand side as identified by our For Sale Sign.



#### KITCHEN

12' 4" x 9' 3" (3.76m x 2.82m)

Two windows, upvc side entrance door, radiator, tiled floor. Fitted base and wall units, single drainer sink. Splash back tiling. Door to:

#### LOUNGE

16' 0" x 9' 1" (4.88m x 2.77m)

A bow window to the front, wall lights, plasma style fire, radiator,

#### INNER HALL

With a store cupboard with a Baxi 600 gas central heating boiler. Access to the loft.



#### BATHROOM

Comprising a panelled bath, low level w.c, wash hand basin, radiator window to the side.

#### BEDROOM ONE

9' 2" x 11' 5" (2.79m x 3.48m)

With glazed patio doors to the rear, radiator. Timber flooring.

#### BEDROOM TWO

9' 3" x 8' 10" (2.82m x 2.69m)

Timber flooring, radiator, patio door to the rear. Timber flooring.



#### EXTERNALLY

##### FRONT GARDEN

A laid to lawn garden area.

##### SIDE GARDEN

Laid lawn and a patio area.

##### REAR GARDEN

A paved patio area views in the distance towards the Rookery and Mow Cop.



#### GARAGE

19' 8" x 12' 10" (5.99m x 3.91m)

A good sized detached garage of concrete sectional construction. Up and over front door.

#### 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: 68D Potential: 88B





Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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, not a guide.  
 This plan is for illustrative purposes only and should be used as such to 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.  
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