



## Medina Way

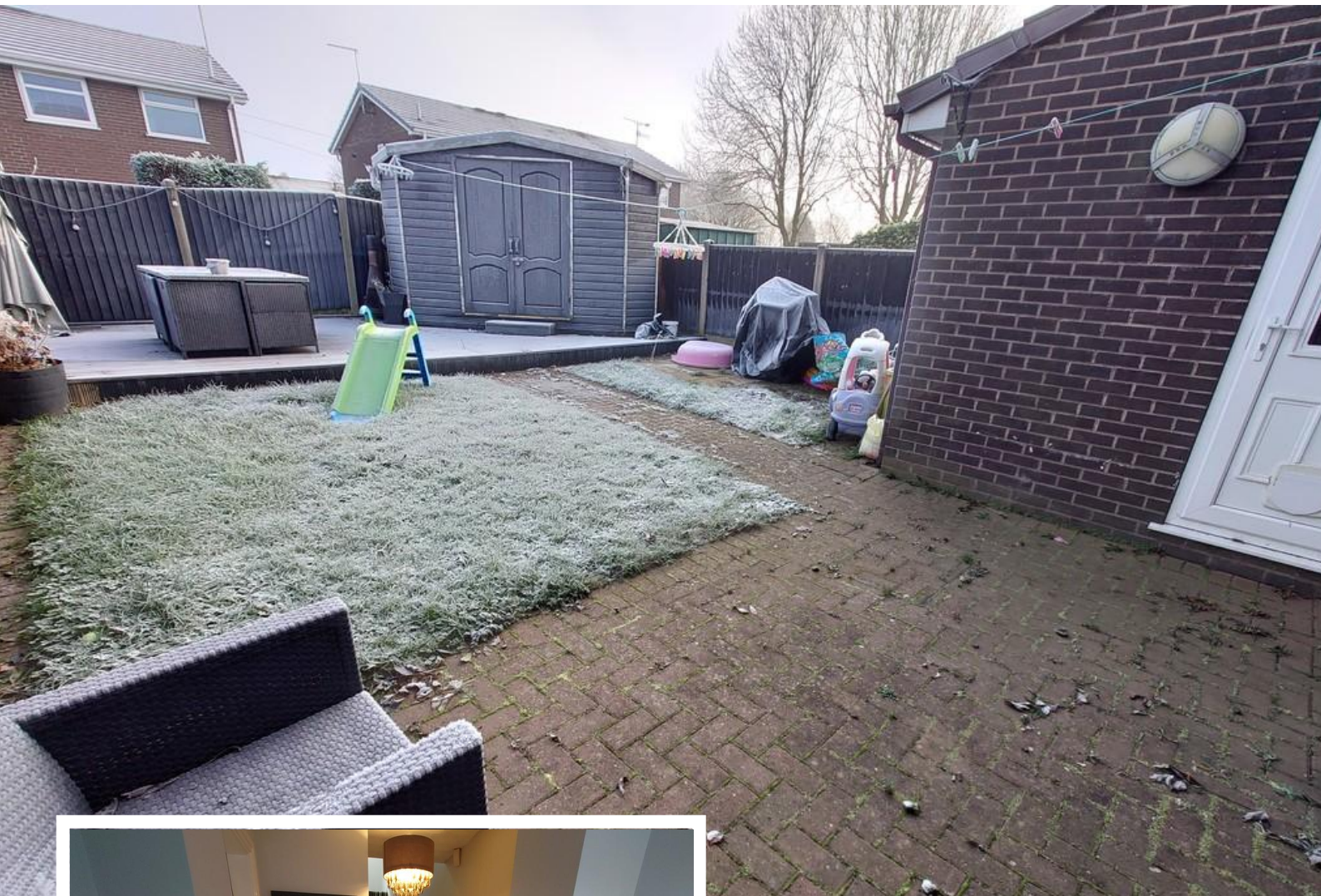
Kidsgrove, ST7 4TJ

- EXTENDED SEMI DETACHED HOUSE
- SPACIOUS ACCOMMODATION
- HALL, LOUNGE/DINING ROOM
- BREAKFAST KITCHEN, CLOAKS W/C

- INTEGRAL GARAGE, DRIVEWAY & NICELY PRESENTED LANDSCAPED REAR GARDEN
- 4 BEDROOMS, ENSUITE & BATHROOM
- UPVC D/G & GAS C/H
- CONVENIENT LOCATION

**£225,000**





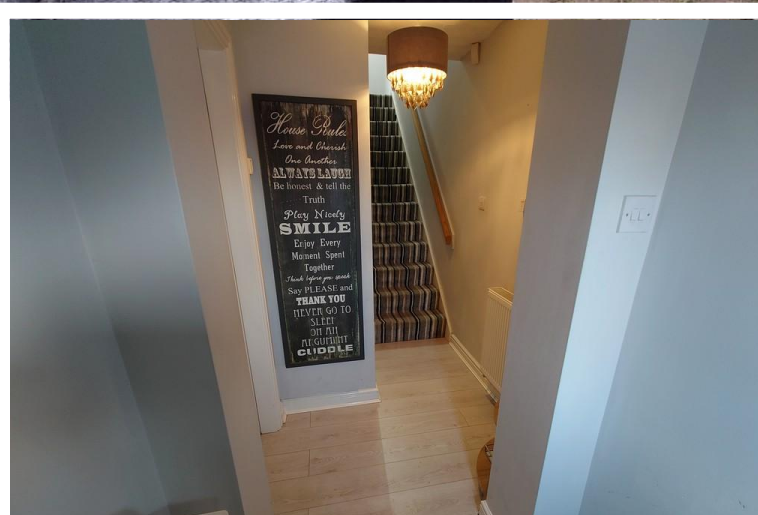
## Property Description

### INTRO

Shaw's & Co are delighted to offer For Sale a spacious 4 bedroom semi detached house of approx 101 sqm! Comprising hallway, spacious lounge/dining room, cloaks/w.c, extended breakfast kitchen, 4 bedrooms, a family bathroom, ensuite, an integral garage, a block paved driveway to the front and well presented landscaped rear garden. UPVC double glazing & gas central heating. The property is located within easy access to all amenities for recreation, schools, shopping and excellent road & rail links close by. Viewing is imperative to fully appreciate the property and location!

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4TJ. Proceed along Whiteridge Road, turn right in to Medina Way. The property can be found on the left hand side, as identified by our for sale sign.





#### ENTRANCE PORCH

Entered through a UPVC door with glazed panels. Electric socket. Laminate flooring. Door to:

#### ENTRANCE HALL

Staircase to the first floor. Laminate flooring. Radiator.

#### LOUNGE/DINER

24' 5" x 11' 4" (7.44m x 3.45m)

Bay window to the front elevation. Laminate flooring. Two radiators. French doors to the rear.

#### INNER HALL

Under stairs store.



#### CLOAKROOM

Low level W.C, wash hand basin. Tiled splash back. Laminate flooring. Radiator.

#### KITCHEN

17' 1" x 7' 1" (5.21m x 2.16m)

Window to the rear elevation, velux roof light. A range of high gloss wall and base units, one and a half bowl single drainer sink unit, worksurface. Integrated dishwasher, space for american style fridge freezer. Splash back tiling. Recessed spotlights to the ceiling. Door to garage. Rear access door. Radiator.



#### FIRST FLOOR LANDING

Loft access. Doors to:

#### BEDROOM ONE

16' 1" x 7' 1" (4.9m x 2.16m)

Window to the front elevation. Dressing area with built in wardrobes. Radiator. Door to:

#### ENSUITE

7' 1" x 6' 1" (2.16m x 1.85m)

Window to the side elevation. Suite comprising fully tiled walk in shower, low level W.C, wash hand basin. Tiled floor. Chrome towel rail.



#### BEDROOM TWO

14' 7" x 8' 2" (4.44m x 2.49m)

Window to the front elevation. Laminate flooring. Radiator.

#### BEDROOM THREE

10' 1" x 8' 3" (3.07m x 2.51m)

Window to the rear elevation. Laminate flooring. Radiator.



#### BEDROOM FOUR

9' 4" x 6' 2" (2.84m x 1.88 m)

Window to the front elevation. Airing cupboard. Laminate flooring. Radiator.

#### BATHROOM

6' 1" x 6' 1" (1.85m x 1.85 m)

Window to the rear elevation. Suite comprising: paneled bath with electric shower over, low level W.C, wash hand basin. Fully tiled walls, laminate flooring. Chrome heated towel rail.

#### EXTERNALLY

#### FRONT

Block paved, providing off road parking which leads to:

#### GARAGE

14' 3" x 7' 3" (4.34m x 2.21 m)

Roller shutter door. Workshop area. Door to the kitchen.

#### REAR

A landscaped garden with paved patio area, laid to lawn garden with a decking area. Enclosed by fencing.

#### 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: 65D Potential: 85B



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

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)  
 01782 787840

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