



Kidsgrove Bank
Kidsgrove, ST7 4HB

- A SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- HALL, BAY WINDOW LOUNGE
- WELL APPOINTED KITCHEN/DINING ROOM
- INTEGRATED APPLIANCES
- TWO DOUBLE BEDROOMS, SHOWER ROOM
- LANDSCAPED GARDENS
- PARKING TO THE FRONTAGE

£139,950





Property Description

INTRO

A beautifully presented semi detached house on Kidsgrove Bank! Comprising a well appointed kitchen/dining room, entrance hall, a good sized bay window lounge, two bedrooms, a first floor shower room. Externally a block paved parking area with a dropped kerb, a recently landscaped low maintenance rear garden area. UPVC double glazing & gas central heating from a combi boiler. The property has a pleasant outlook to the frontage with all amenities close by, good road links to all areas with Kidsgrove Railway Station close by as well. Birchenwood Country Park & Bathpool are within easy access. Viewing is essential to fully appreciate!

DIRECTIONS

Please follow Sat Nav with postcode ST7 4HB. From the town center, proceed along Kidsgrove bank. The property can be found on the left hand side, as identified by our for sale sign.



ENTRANCE HALL

Entered through a UPVC door, glazed panel above. Staircase to the first floor.

LOUNGE

12' 4" x 12' (3.76m x 3.66m)

Bay window to the front elevation. Coving to the ceiling. Radiator.

KITCHEN/DINER

12' 3" x 9' 9" (3.73m x 2.97m)

Window to the rear elevation. A range of wall and base units, single drainer sink unit, worksurface. Built in oven, hob, with extractor over, glass splash back. Space for an integrated fridge freezer, space for washing machine. Ariston gas central heating combi boiler. Coving to the ceiling, tiled floor. Radiator. Defined dining area. UPVC rear access door.



FIRST FLOOR LANDING

Handrail to the stair case. Radiator. Doors to:

BEDROOM ONE

12' 4" x 11' 11" (3.76m x 3.63m)

Window to the front elevation with pleasant views. Overstairs store area. Radiator.



BEDROOM TWO

9' 10" x 7' 7" (3m x 2.31m)

Window to the rear elevation. Overstairs store/wardrobe. Coving to the ceiling. Radiator.

SHOWER ROOM

6' 10" x 4' 3" (2.08m x 1.3m)

Window to the rear elevation. Enclosed shower cubicle, low level W.C, wash hand basin. Splash back tiling. Chrome towel rail.

EXTERNALLY

FRONT

Block paved drive provides off road parking. Steps lead to the front door, shrub borders.

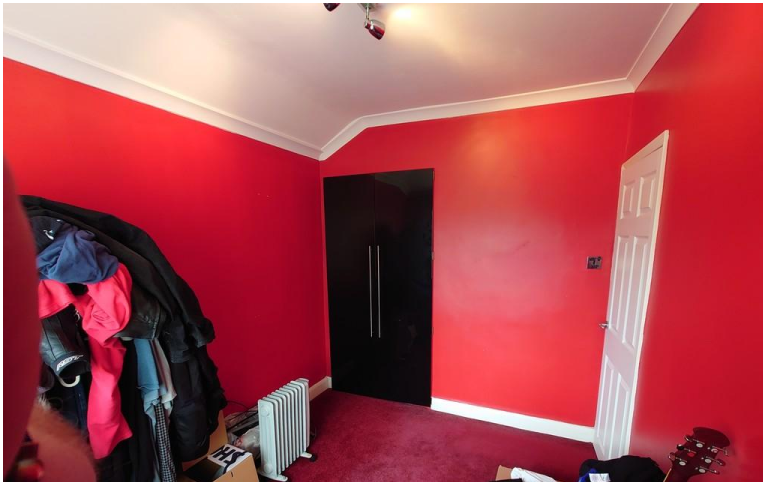
REAR

Great all weather garden which has been recently landscaped. Paved patio.

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.

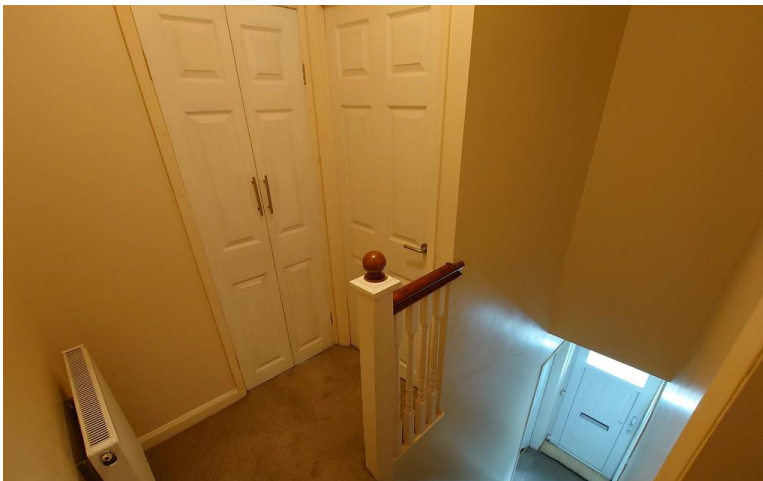


MORTGAGES

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: 57D Potential: 87B





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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 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