



Oldcott Crescent
Kidsgrove, ST7 4HF

- A SEMI DETACHED HOUSE
- TWO BEDROOMS
- WITHIN A POPULAR LOCATION
- DRIVEWAY & GARDENS
- HALL, LOUNGE, DINING ROOM
- UPVC D/G & GAS C/HEATING
- KITCHEN, CLOAKS/W.C
- FURTHER POTENTIAL TO UPDATE

£135,000





Property Description

INTRO

A semi detached house located within a popular location with further potential to update comprising hall, cloaks/w.c, lounge, dining room, kitchen, side hall, cloaks/w.c two bedrooms, a first floor bathroom. Externally a driveway and front garden, leading to the rear garden area. UPVC double glazing & gas central heating. No chain. Access is easy nearby via good road links to the A500/M6 Bathpool Park & Birchenwood Country Park are close by. Viewing essential by appointment.

ENTRANCE HALL

UPVC entrance door, stair case to the first floor, radiator, under stairs store area.

LOUNGE

11' 6" x 10' (3.51m x 3.05m)
Window to the front, radiator.

DINING ROOM



13' x 11' 9" (3.96m x 3.58m)
Window to the rear, radiator.

SIDE HALL

With a door to the store cupboard. UPVC external side access door.

CLOAKS/W.C

Low level W.C Radiator.

KITCHEN

9' 7" x 5' 11" (2.92m x 1.8m)

Fitted base and wall units, single drainer sink, window to the side, wall mounted Glow worm Flexicom gas boiler. Radiator, potential to update.



FIRST FLOOR LANDING

Access to the loft.

BEDROOM ONE

13' 2" x 12' (4.01m x 3.66m)

With two windows to the front, wardrobes, radiator. Over stairs area with a window.

BEDROOM TWO

13' 3" x 9' 9" (4.04m x 2.97m)

Window to the rear, radiator.



BATHROOM

10' 2" x 6' 3" (3.1m x 1.91m)

Window to the rear, cylinder cupboard, low level W.C Wash hand basin, radiator.

EXTERNALLY

A landscaped front garden area and a parking space.

REAR GARDEN

An established rear garden area laid to lawn and shrub borders, a good sized garden area making pleasant outside space.



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 .

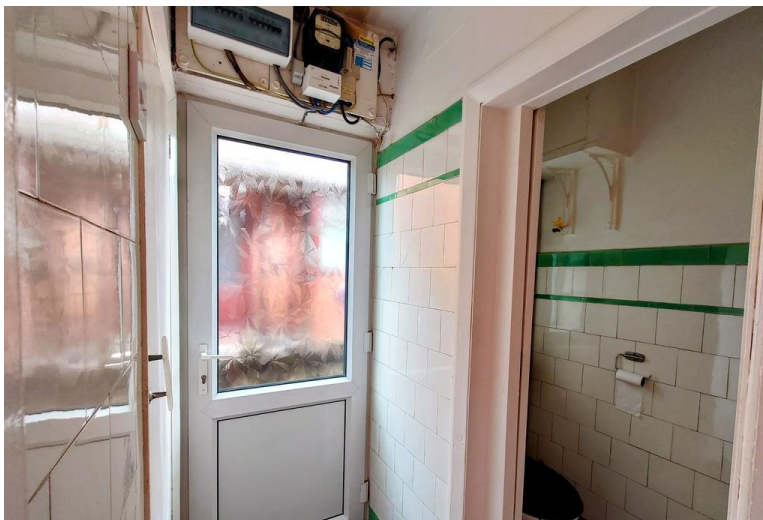
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: 67D Potential: 86B





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.
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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