



**Gill Bank Road**  
**Kidsgrove, ST7 4HJ**

- A BEAUTIFULLY PRESENTED
- SEMI DETACHED RESIDENCE
- HALL, LOUNGE/DINING ROOM
- CONSERVATORY, KITCHEN
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM & SEPARATE SHOWER
- LANDSCAPED GARDENS, GARAGE
- ELEVATED LOCATION

**£174,950**





## Property Description

### INTRO

Shaw's & Co are delighted to offer an opportunity to acquire a beautifully presented semi detached house located within a popular location comprising entrance hall, lounge/dining room, conservatory, kitchen, two double bedrooms, (potential to create a third bedroom) a shower is off the master bedroom and a separate bathroom. Externally are landscaped low maintenance elevated gardens to the front and rear which provide outside relaxing spaces, beautiful to the eye and a view to the distance. Available fully furnished. An elevated driveway provides parking space, a detached garage, double glazing & gas central heating. The property is located within easy access to all amenities & road/rail links. Viewing imperative.

### DIRECTIONS

Please follow Sat Nav for postcode ST7 4HJ turn off Kidsgrove Bank in to Stone Bank Road turn left in to Gill Bank Road and the property can be found on the right hand side.



**ENTRANCE HALL**

Upvc entrance door, stair case to the first floor, radiator.

**LOUNGE/DINING ROOM**

18' 10" x 9' 10" (5.74m x 3m)

With a bow window to the front, feature fire place and inset fire, two radiators, patio doors to:

**CONSERVATORY**

10' 9" x 8' 3" (3.28m x 2.51m)

Upvc double glazed conservatory making a pleasant room over looking the garden.



**KITCHEN**

10' 3" x 7' 5" (3.12m x 2.26m)

Comprising fitted base and wall units, work surfaces, one and half bowl single drainer ceramic sink, window to the side, understairs store area. A tiled floor, lighting to the under side of wall units, china display cabinet with lighting, a concealed washing machine space with the appliance included.

**FIRST FLOOR LANDING**

Window to the side, access to the loft.

**BEDROOM ONE**

14' 3" x 9' 1" (4.34m x 2.77m)

Window to the front, radiator, coving to the ceiling.



**SHOWER AREA**

Electric shower, fully tiled splash back tiling, window to the side.

**BEDROOM TWO**

9' 11" x 9' 4" (3.02m x 2.84m)

Window to the rear, fitted wardrobes, radiator.

**BATHROOM**

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



**EXTERNALLY**

**FRONTAGE**

A landscaped garden with shrub borders, a block driveway provides parking spaces.

**GARAGE**

15' 5" x 8' 1" (4.7m x 2.46m)

Up and over front door, window to the side and side access door, electric light and power.



#### REAR GARDEN

A paved patio area with steps to the tiered garden area beautifully landscaped garden area, lovely to look at from the patio and from the higher section with views towards the Cheshire Plain. The garden makes attractive outside useful space.

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

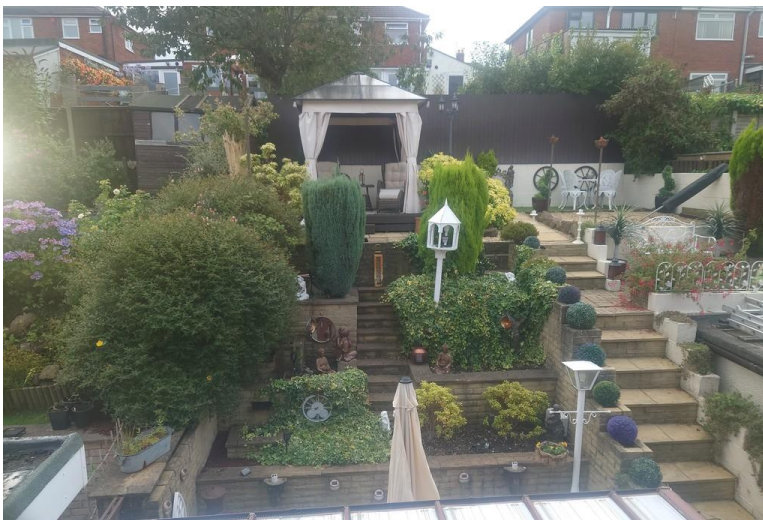
#### FIXTURES AND FITTINGS

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 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: Potential:







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

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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 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