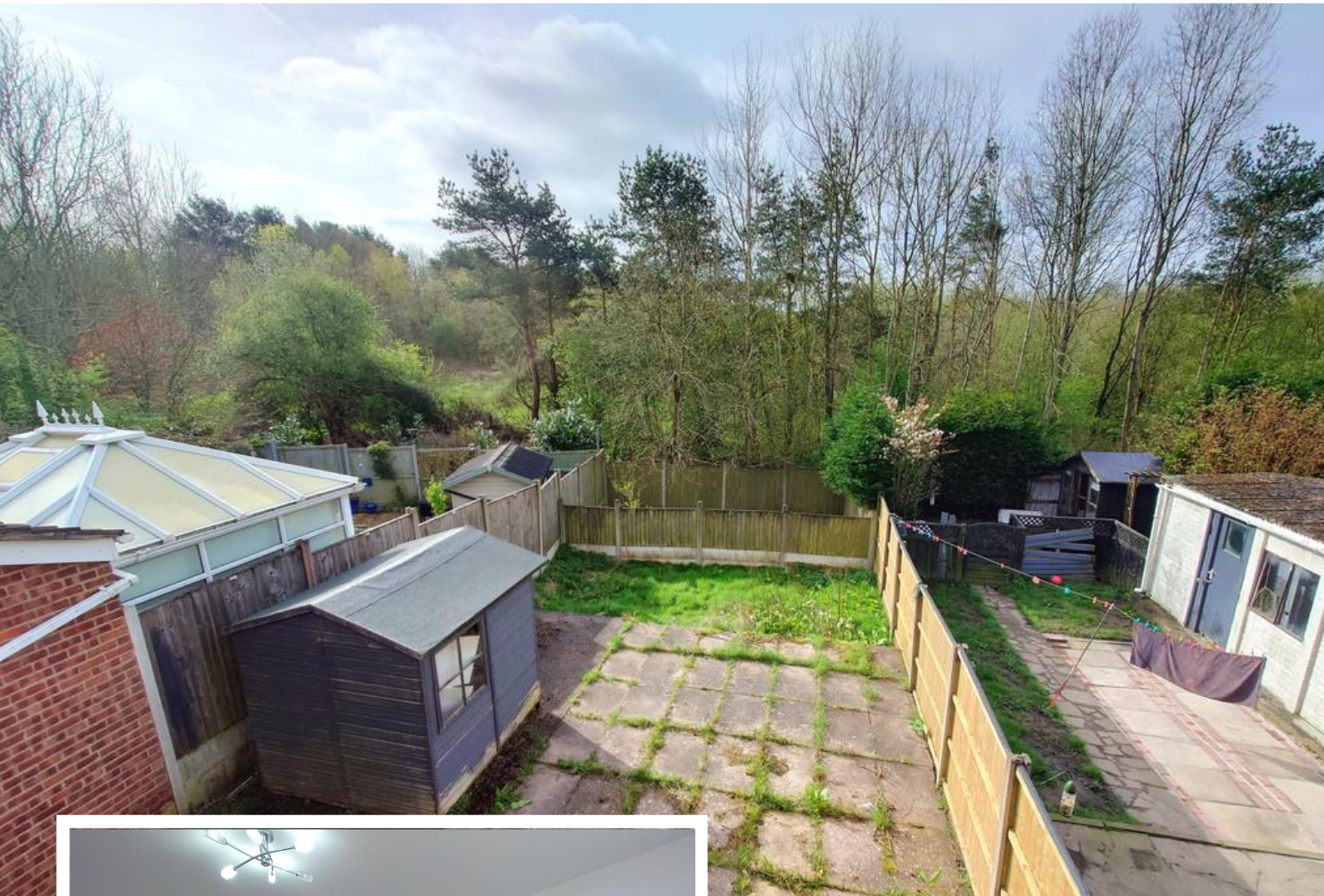




Dane Gardens
Kidsgrove, ST7 4PL

- A SEMI DETACHED HOUSE
 - WITHIN A POPULAR LOCATION
 - CUL DE SAC
 - HALL, LOUNGE
 - UPDATED KITCHEN WITH FRENCH DOORS
 - THREE BEDROOMS, BATHROOM
 - UPVC D/G, GAS C/H
 - DRIVEWAY & PARKING
- £185,000**





Property Description

INTRO

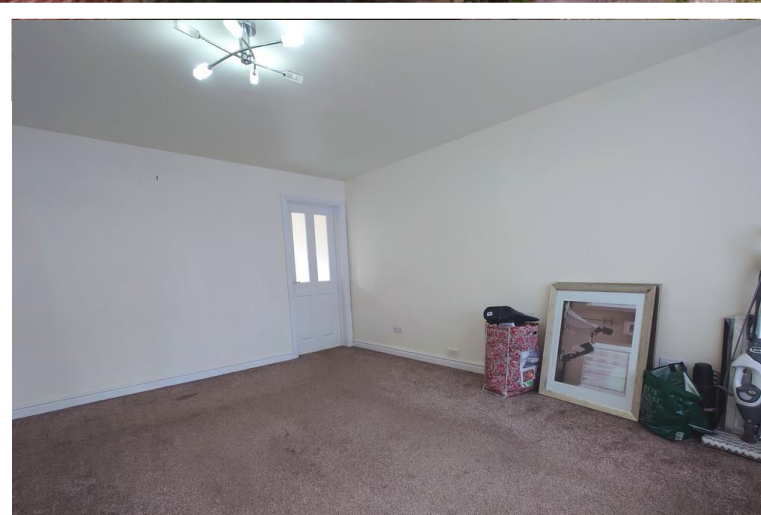
Located within a popular location a semi detached house comprising; hall, lounge, kitchen with updated units etc, French doors to the rear garden, two double bedrooms, third bedroom/office, a family bathroom. Externally a paved frontage for parking, the driveway extends to the side of the house, a rear garden area with potential. UPVC double glazing & gas central heating. The property is in a lovely cul de sac location with easy access to Birchenwood Country Park yet with all amenities are close by with road and rail links. Viewing imperative without delay.

DIRECTIONS

Please follow Sat Nav with postcode ST7 4PL. From Kidsgrove town turn left in to Mount Road, turn right in to Dane Gardens. The property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a front entrance door with glazed panels. Stairs to the first floor, radiator. Door to:





LOUNGE

15' 3" x 11' 5" (4.65m x 3.48m)

Bow window to the front elevation. Storage cupboard under the stairs, radiator. Door to:

KITCHEN/DINER

14' 6" x 8' 5" (4.42m x 2.57m)

Window and French doors to the rear elevation. A range of wall and base units, single drainer sink. Integrated dish washer, built in double oven hob with extractor over. Space washing machine. Tiled floor.

FIRST FLOOR LANDING

Access to the loft. Window to the side. Door to:

BEDROOM ONE

13' 10" x 8' 1" (4.22m x 2.46m)

Window to the front elevation. Radiator.

BEDROOM TWO

10' x 8' (3.05m x 2.44m)

Window to the rear elevation. Radiator.

BEDROOM THREE

10' 7 max red to 7" x 6' 3" (3.23m x 1.91m)

Window to the front elevation. Store cupboard with Glow Worm Ultimate Gas Central Heating Boiler. Radiator.



BATHROOM

6' x 6' (1.83m x 1.83m)

Window to the rear elevation. Suite comprising: paneled bath with shower over, low level W.C, wash hand basin. Radiator.



EXTERNALLY

FRONT

Paved drive provides parking.

REAR

A garden providing a good degree of privacy and potential to create a great space. We are informed that the rear back fence is incorrectly placed and goes off at an angle at present & the vendors solicitors are hoping to have this area included in the sale in due course, a plan of the property is available.





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

EPC RATING (PDF available online)

Current: 74C Potential: 89B





While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, ceilings, rooms and any other items are approximate and are not intended to be used for any other purpose. The floor plan is a guide only and should not be used as such by any prospective purchaser or tenant. The services, systems, appliances, fixtures and fittings are shown as they are at the time of the plan and their operation or reliability can't be guaranteed. Made with Total Builder.

H.M. LAND REGISTRY		TITLE NUMBER	
		SF 119751	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	STAFFORDSHIRE		SJ 8554
Scale: 1/1250 Enlarged from 1/2500 NEWCASTLE-UNDER-LYME DISTRICT			SECTION A
			© Crown copyright 1975



This is a copy of the title plan on 22 MAR 2024 at 12:19:02. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.



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.
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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