



Essex Drive
Kidsgrove, ST7 1HE

- SEMI DETACHED HOUSE
- CASH BUYERS ONLY - NON MORTGAGEABLE
- HALL, L SHAPED LOUNGE/DINING ROOM
- THREE BEDROOMS, BREAKFAST KITCHEN
- BATHROOM WITH SHOWER
- LANDSCAPED GARDENS
- UPDATED BOILER WITH WARRANTY
- UPVC D/GLAZING & GAS C/HEATING

£99,500





Property Description

INTRO

CASH BUYERS ONLY: Shaw's & Co are delighted to offer for sale well presented three bedroom semi house an ideal family home suitable for cash buyers of Schindler Construction, current let producing an income of £675PCM (although the property may have vacant possession for someone looking for a home to reside in) Not suitable for mortgage buyers sorry. Comprising hall, a spacious L shaped lounge/dining room, breakfast kitchen, store area with an updated combi boiler with a warranty, three bedrooms, a family bathroom with a separate shower with a Gainsborough Premium shower from the mains water. Landscaped gardens to the front and rear, a driveway provides a parking space. UPVC double glazing & combi gas central heating. An alarm is installed. The property is located within easy to all amenities and road/rail links. Viewing imperative without further delay.

DIRECTIONS

Please follow Sat Nav with postcode ST7 1HE. Turn in to Whitehill Avenue and in to Victoria Avenue, turn left in to



Essex Drive. The property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a UPVC door with glazed panels. Window to the side elevation, stairs to the first floor. Radiator.

LOUNGE

17' 10" x 15' 10" (5.44m x 4.83m)

L shaped room with windows to both the front and rear elevations. Feature fireplace with inset living flame fire. Coving to the ceiling. Two double radiators.

KITCHEN/DINER

13' 7" x 8' 5" (4.14m x 2.57m)

Window to the rear elevation. A range of wall and base units, single drainer sink unit, worksurface. UPVC external side door. Radiator.



UNDERSTAIRS STORE

Housing the updated Glowworm Combi Boiler. Window to the side elevation. Electric fuse box, shelving and space for fridge/freezer.

FIRST FLOOR LANDING

Window to the side elevation. Doors to:

BEDROOM ONE

14' 1" x 9' 7" (4.29m x 2.92m)

Window to the front elevations, radiator.



BEDROOM TWO

14' 2" x 8' 1" (4.32m x 2.46m)

Window to the rear elevation, radiator.

BEDROOM THREE

9' 3" x 6' 6" (2.82m x 1.98m)

Window to the front elevation, laminate flooring, radiator.

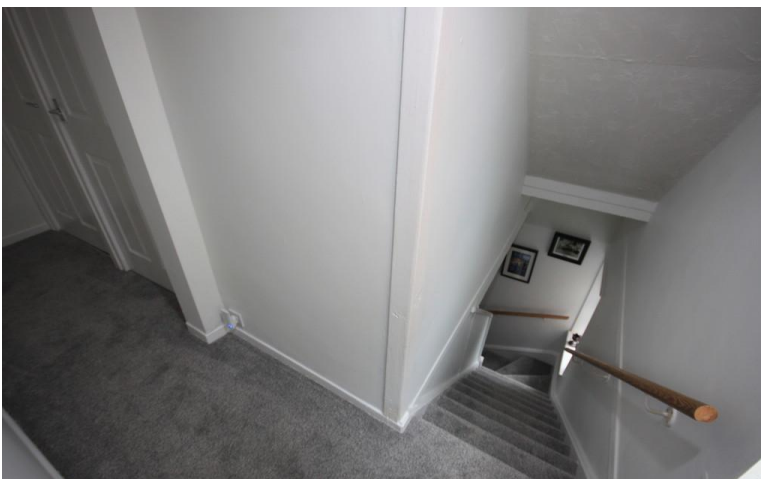
BATHROOM

Windows to both the side and rear elevations. Suite comprising: corner bath, low level W.C, wash hand basin, corner shower cubicle, shower screen walls and with Gainsborough Premium mains shower. Recessed spotlights to the ceiling. Laminate flooring, extractor fan, radiator.

EXTERNALLY

FRONT

Garden laid to lawn with shrub borders. Parking space and a path leading to the rear of the property.





REAR

Garden laid to lawn with shrub borders, paved patio.
Timber garden shed.

ADDITIONAL NOTES

Our vendors inform us of the following; A Glow Worm Ultimate 30 boiler + Magna Clean is installed and under warranty until October 2028, fully services and only five years old, this comes with a new fitted carbon monoxide alarm.

Gainsborough inset shower and cubicle fitted in May 2021, with added benefit of UPVC panelling.



Security alarm recently fitted.

The lounge and first floor landing benefit from electric and battery back up smoke alarms.

Tiled kitchen floor.

All window Sills are fitted with UPVC.

UPVC fascia and soffits, square guttering and downspouts.

TENANTS

Both are in full time employment they have been tenants at the property for nine years, our vendor informs us that in this time, the rent of £675 per calendar month has been paid on time.

Current tenancy is ongoing until the 17th November 2023.



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: 59D Potential: 72C



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 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