



Ravenscliffe Road
Kidsgrove, ST7 4HX

- SPACIOUS END TOWN HOUSE
- LOUNGE, BREAKFAST KITCHEN
- DINING ROOM, FAMILY ROOM
- 4 BEDROOMS, SHOWER ROOM & BATHROOM
- NO CHAIN
- CONVENIENT LOCATION
- EASY ACCESS TO BATHPOOL PARK
- UPVC D/GLAZING

£145,000





Property Description

INTRO

A spacious end terrace house offered For Sale with no chain, comprising, lounge, breakfast kitchen, dining room, family room, four bedrooms, shower room, family bathroom. Some further potential within to update & improve internally and in the garden. Partial UPVC double glazing & gas central heating. (not tested) The property is located within a popular location with easy access to Bathpool Park for leisure recreation etc yet with road & rail links close by leading to facilities and larger towns. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4HX. Follow the road from Boathorse and the property can be found on the left hand side, as identified by our for sale sign.



LOUNGE

12' 1" x 11' 11" (3.68m x 3.63m)

Entered through a UPVC door. Window to the front elevation. Coving to the ceiling, laminate flooring. Radiator.



DINING AREA

Window to the side elevation. Doors to the rear garden. Storage cupboard housing the gas boiler. Spotlights to the ceiling, laminate flooring, radiator.



BEDROOM ONE

11' 9" x 9' 6" (3.58m x 2.9m)

Window to the rear elevation. Coving to the ceiling, radiator.



BEDROOM TWO

12' x 11' 6" (3.66m x 3.51m)

Window to the rear elevation. Radiator.

BEDROOM THREE

12' x 8' 3" (3.66m x 2.51m)

Window to the front elevation. Coving to the ceiling, radiator.

BEDROOM FOUR

11' 9" x 9' 6" (3.58m x 2.9m)

Window to the front elevation. Radiator.

BATHROOM

14' x 7' 4" (4.27m x 2.24m)

Two windows to the rear elevation. Suite comprising: free standing bath, double shower cubicle, his and hers wash hand basins, low level W.C. Part tiled walls, spotlights to the ceiling. Heated towel rail.



SHOWER ROOM

Window to the side elevation. Shower cubicle, low level W.C, wash hand basin. Part tiled walls, spotlights to the ceiling, radiator.

LOFT AREA

15' x 8' 8 plus alcoves" (4.57m x 2.64 m)
Velux window to the rear. Store room off.

EXTERNALLY

FRONT

Gravel drive provides parking. Gate to the side of the property leads to the side and rear gardens.

SIDE GARDEN

This section of the garden is on a separate title deed.

REAR

Enclosed by fencing the garden is laid to lawn, with a patio area and a further decked area.

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: 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 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