



Liverpool Road
Kidsgrove, ST7 1EE

- A SPACIOUS RESIDENCE W/NO CHAIN
- ENT HALL, BAY WINDOW LOUNGE
- DINING ROOM, KITCHEN, UTILITY, CLOAKS/W.C
- THREE GOOD SIZED BEDROOMS
- FIRST FLOOR BATHROOM
- UPVC D/G, GAS C/H
- PARKING TO REAR, WOODLAND O UTLOOK
- EASY ACCESS TO THE A500/A34

£138,900





Property Description

INTRO

A deceptively spacious semi detached house which must be seen to be fully appreciated! WITH NO CHAIN - The property comprises; entrance hall with Minton flooring, dining room, bay window lounge, kitchen, utility room, ground floor cloaks/WC. Three good sized bedrooms, a first floor bathroom. Externally a forecourt to the frontage, a patio yard area, steps up to the parking to the rear. UPVC double glazing & gas central heating. The property is an ideal first time buy, spacious family home or a investment to rent out at a potential rental income of approx £650PCM. The property is located within easy access to all facilities for shopping, schools, rail links close by in Kidsgrove Town Centre and good road links to the A34/A500.

DIRECTIONS

Please follow Sat Nav with postcode ST7 1EE. From Tesco proceed along Liverpool Road, where the property can be found on the left hand side, as identified by our for sale sign.



COVERED PORCH

Door to:

ENTRANCE HALL

Entered through a UPVC door. Minton tiled floor, staircase to the first floor, radiator.

LOUNGE

12' 7" x 12' (3.84m x 3.66m)

Bay window to the front elevation. Coving to the ceiling, double radiator.

DINING ROOM

12' 8" x 11' 11" (3.86m x 3.63m)

Window to the rear elevation. Radiator.



KITCHEN

11' 10" x 8' 10" (3.61m x 2.69m)

Window to the side elevation. A range of wall and base units, single drainer inset sink, cooker space, fitted chimney style extractor, worksurfaces. Understairs store are/access to the cellar. Tiled kitchen floor.

UTILITY ROOM

8' 11" x 6' 10" (2.72m x 2.08m)

Window to the side elevation. External access door. Space for appliances. UPVC side access door. Tiled floor.



CLOAKROOM

High level W.C Main Eco Compact Gas Central Heating Boiler. Window to the side, radiator. Tiled floor.

FIRST FLOOR LANDING

Access to the loft. Doors to:

BEDROOM ONE

16' 8" x 11' 10" (5.08m x 3.61m)

Two windows to the front elevation. Antique style fireplace. Double radiator.

BEDROOM TWO

13' x 9' 5" (3.96m x 2.87m)

Window to the rear elevation. Radiator.

BEDROOM THREE

11' 4" x 8' 11" (3.45m x 2.72m)

Window to the rear elevation. Radiator.

BATHROOM

Internal high level frosted window. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Laminate flooring. Radiator.





SECOND LANDING AREA

Window to the side elevation. Door to bedroom three.

EXTERNALLY

FRONT

Forecourt to the frontage, a pathway leads to the rear of the house.

REAR

A paved rear yard area. A tiered gravel border with elevated gravel borders. Steps lead to the parking space, our vendor informs us they have had parking at the rear during their ownership.

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 A

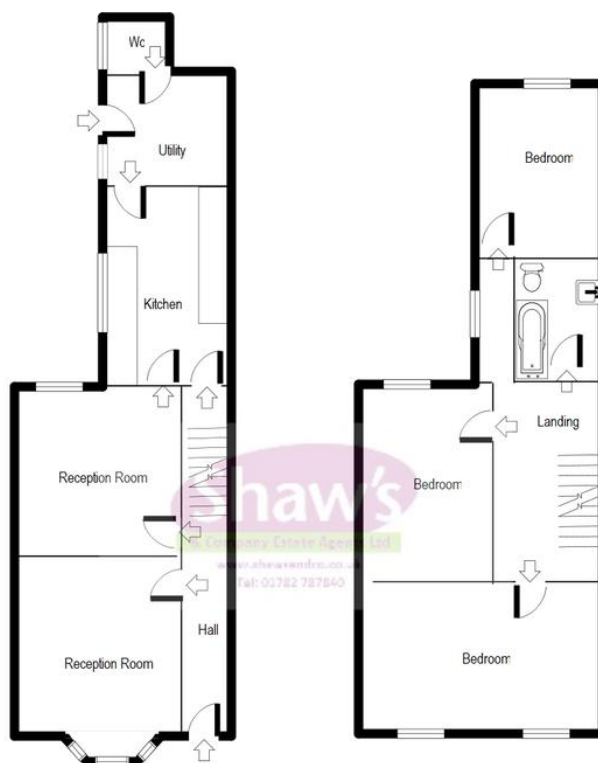
EPC RATING (PDF available online)

Current: 43E Potential: 70C









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