



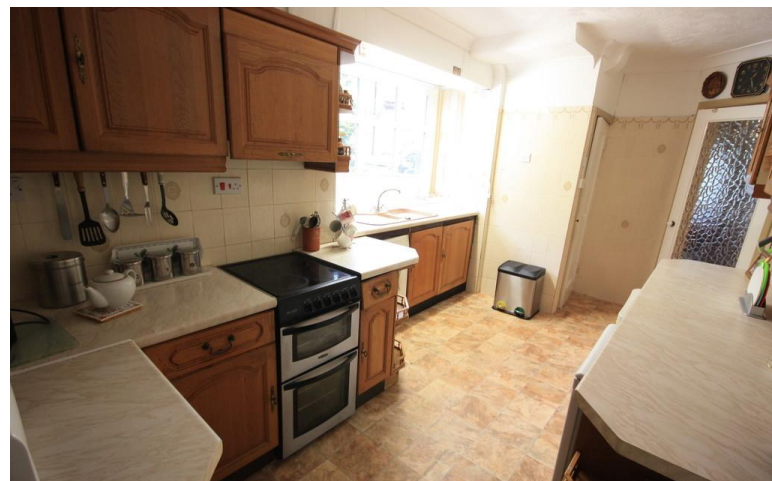
Clough Hall Road

Clough Hall, Kidsgrove, ST7 1AW

- A MATURE SEMI DETACHED HOUSE
- WELL REGARDED LOCATION
- PORCH, HALL, BAY WINDOW LOUNGE
- DINING ROOM, SPACIOUS KITCHEN
- THREE GOOD SIZED BEDROOMS, SHOWER ROOM
- LANDSCAPED GARDENS
- DOUBLE GARAGE
- FURTHER POTENTIAL

£245,000





Property Description

INTRO

Shaw's and Co are delighted to offer with NO CHAIN - A brilliant opportunity to acquire a mature semi detached house within this well regarded location of Clough Hall comprising a formal entrance hall, a bay window lounge, a dining room, a good sized breakfast kitchen, rear hall, three bedrooms, a first floor shower room, further potential. Externally landscaped good sized gardens with a pleasant front garden, a good sized rear garden area and a double garage. UPVC double glazing & gas central heating. The property has some further potential and is within a location with all amenities close by and easy access to the A34/A500 yet within this highly attractive suburb. Viewing imperative!

DIRECTIONS

Please follow Sat Nav with postcode ST7 1AW. Follow the road and the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE PORCH



Tiled floor. UPVC entrance door and glazed panels. Door to:

ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor. Radiator. Laminate flooring.

LOUNGE

11' 0" x 10' 8" (3.35m x 3.25m)

Bay window to the front elevation. Feature fireplace, radiator. Coving to the ceiling.

DINING ROOM

12' 6" x 11' 1" (3.81m x 3.38m)

Window to the rear elevation, timber double glazed. Feature fireplace, radiator.



KITCHEN

16' 4" x 7' 8" (4.98m x 2.34m)

Window to the side elevation. A range of wall and base units, single drainer sink unit, space for appliances, splash back tiling, worksurfaces. Pantry off with a Potterton Heatmax combi gas boiler. Door to;

REAR HALL

UPVC part glazed external door to the garden, tiled wall. Door to:



CLOAKS/W.C

Low level W.C and wash hand basin, window, tiled walls.

FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Doors to:

BEDROOM ONE

11' x 10' plus bay " (3.35m x NaNm)

With a bay window to the front elevation. Radiator.

BEDROOM TWO

11' 2" x 11' 11" (3.4m x 3.63m)

Window to the rear elevation. Radiator.



BEDROOM THREE

7' 10" x 7' 4" (2.39m x 2.24m)

Window to the front elevation. Radiator.

SHOWER ROOM

7' 8" x 6' 2" (2.34m x 1.88m)

Window to the rear elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Radiator. Two ceiling lights. Shower screen walls.

EXTERNALLY



FRONT GARDEN

A good size landscaped garden, laid to lawn with shrub borders. A driveway provides parking. Leading to the double garage.

DOUBLE GARAGE

16' 8" x 15' 2" (5.08m x 4.62m)

Electric roller door, electric light and power.

REAR

A good size landscaped garden with a pleasant outlook towards the woods. Laid to lawn garden with shrub borders.



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.

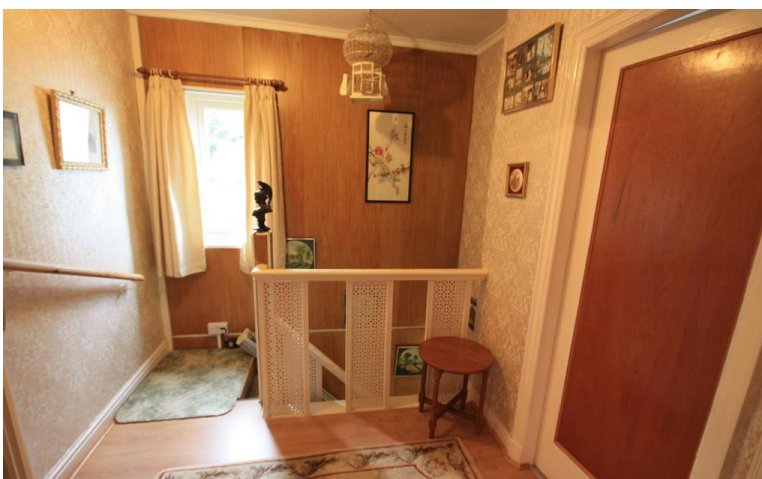


MORTGAGES

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 C

EPC RATING (PDF available online)

Current: 56D Potential: 80C





While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only and 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 is as to their operation or efficiency unless so stated.
 Made with Virtual Sticker





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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