



**Birch Valley Road**  
**Kidsgrove, ST7 4GN**

- A MODERN TOWN HOUSE
- NO CHAIN, THREE BEDROOMS
- SET IN BIRCHENWOOD COUNTRY PARK
- DETACHED GARAGE
- DRIVEWAY FOR PARKING TO REAR
- LANDSCAPED REAR GARDEN
- SPACIOUS ROOMS
- FAMILY BATHROOM & ENSUITE

**£159,950**





## Property Description

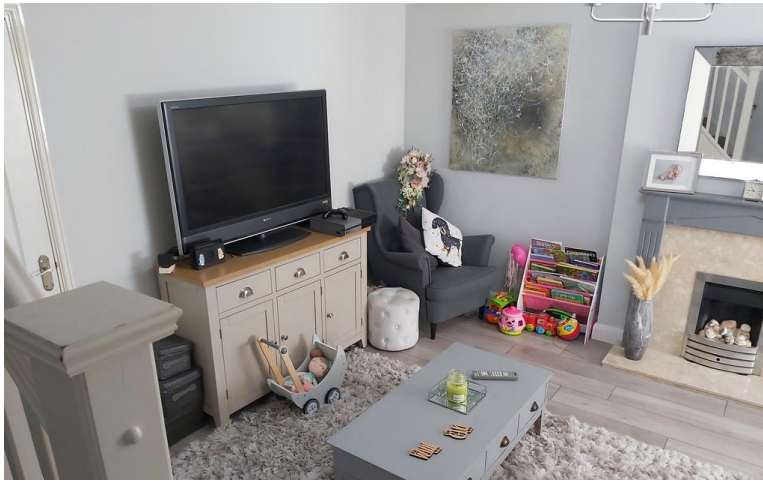
### INTRO

Drive through the Birch Valley to your dream home ready and awaiting you! WITH NO CHAIN - A beautifully presented modern town house with good sized rooms throughout, set within the highly popular Birchenwood Country Park! Comprising; hall, cloaks/w.c, lounge to the front, breakfast kitchen with French doors to rear & a defined dining area, three bedrooms, ensuite and family bathroom. A landscaped rear garden makes a lovely garden area, leading to the garage with driveway for parking. UPVC double glazing & gas central heating. The property is located on the doorstep to Birchenwood Country Park with plenty of open space & walks nearby. Good road links to the A500 & A34 and with Kidsgrove town centre being nearby. Viewing is essential without delay!

### DIRECTIONS

Please follow Sat Nav/ Google Maps with postcode ST7 4GN. Upon entering Birch Valley Road, the property can be found on the right hand side, as identified by our For sale





sign.

**ENTRANCE HALL**

Front entrance door. Radiator.

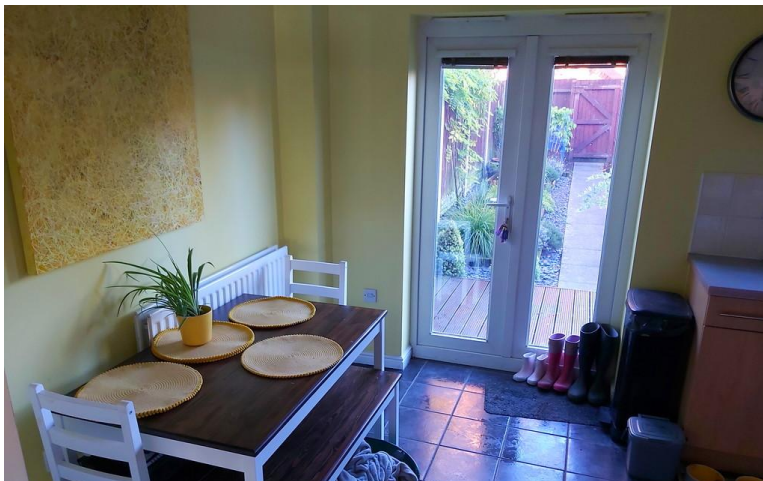
**CLOAKS/W.C**

With low level W.C, wash hand basin. Splashback tiling. Radiator. Opaque window to the front.

**LOUNGE**

16' 3" x 15' 2" (4.95m x 4.62m)

A good sized lounge with stairs to the first floor. Window to the front. A contemporary living flame gas fire with marble hearth and surround. Double panelled radiator. Newly fitted flooring. Coving to the ceiling.



**KITCHEN/ DINING ROOM**

15' 1" x 9' 2" (4.6m x 2.79m)

A good sized room with a fully fitted kitchen, with defined space for a dining table. A range of wall, drawer and base units with round edged heat resistant worksurfaces. Newly fitted single drainer stainless steel sink unit with mixer tap. Part tiled walls. Tiled floor. Integral four ring gas hob with stainless steel oven and extractor fan over. Window to the rear. Understairs store cupboard. Double UPVC French doors to the outside.



**FIRST FLOOR LANDING**

Access to loft (being insulated and partly boarded). Airing/storage cupboard. Radiator.

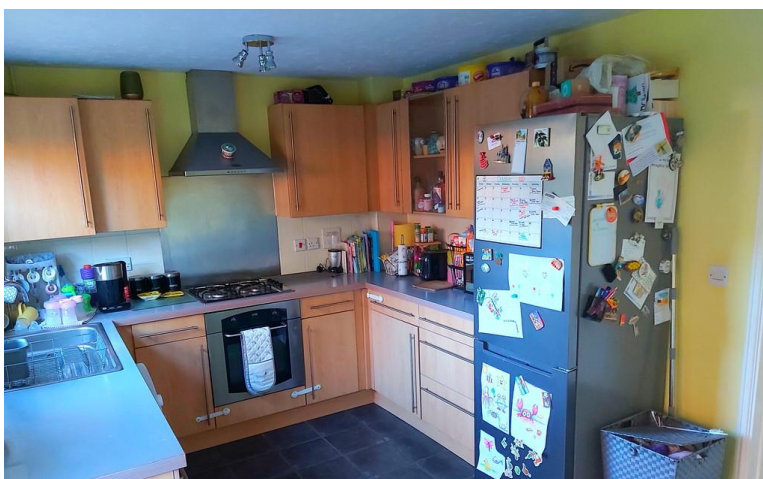
**BEDROOM ONE**

11' 9" x 8' 10" (3.58m x 2.69m)

With UPVC double glazed window to the front. Radiator. Door to;

**ENSUITE**

A fully tiled double shower cubicle with mains pressured shower. Wash hand basin, low level W.C. Splash back tiling. Radiator. Extractor fan.



**BEDROOM TWO**

10' 4" x 8' 5" (3.15m x 2.57m)

UPVC double glazed window to the rear. Radiator.

**BEDROOM THREE**

8' 5" x 6' 2" (2.57m x 1.88m)

With UPVC double glazed window to the front. Radiator.



#### BATHROOM

A three piece suite comprising panelled bath with overbath shower, wash hand basin, low level W.C. Splash back tiling. UPVC double glazed window to the rear. Tiled floor. Radiator.

#### EXTERNALLY

##### FRONTAGE

Plum slate area with paved pathway to the front.

##### REAR GARDEN

A landscaped rear garden area, laid to lawn with shrub borders. Decking area and barked section. The garden attracts the afternoon sun and is enclosed with fencing. Gated access to the rear, which leads to the parking/garage.

##### GARAGE

20' 6" x 8' 3" (6.25m x 2.51 m)

Located to the rear of the property. A semi detached garage adjacent to other properties, with parking spaces for two vehicles to the front. Up and over door. A good sized garage space.

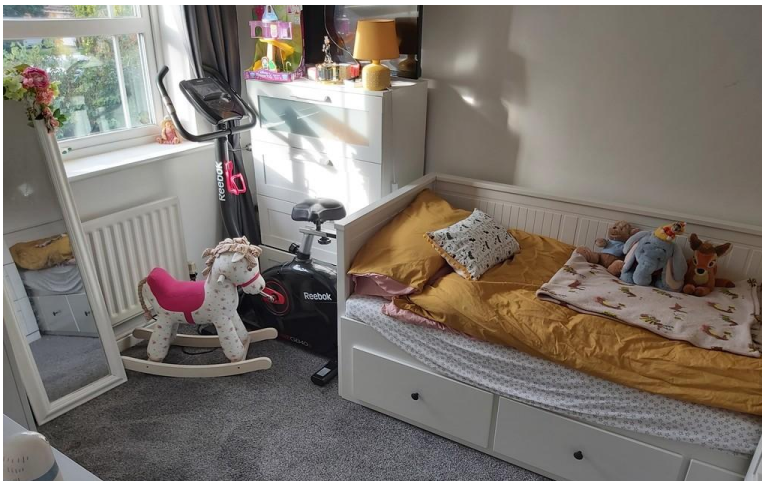
#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.



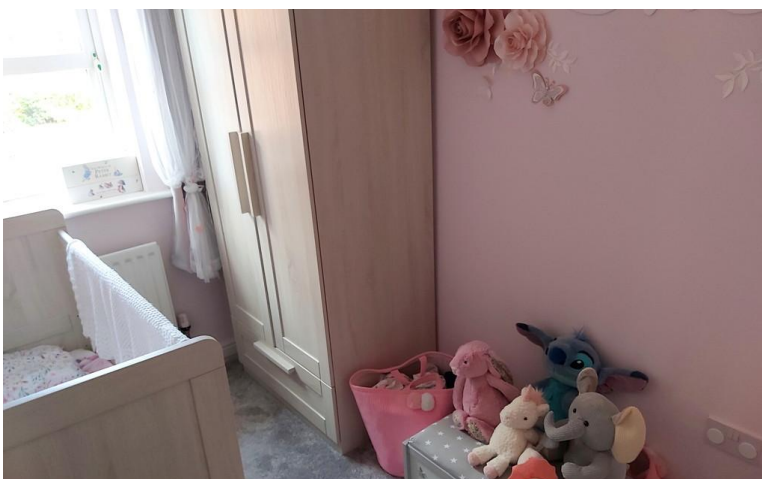
#### FIXTURES AND FITTINGS

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 .

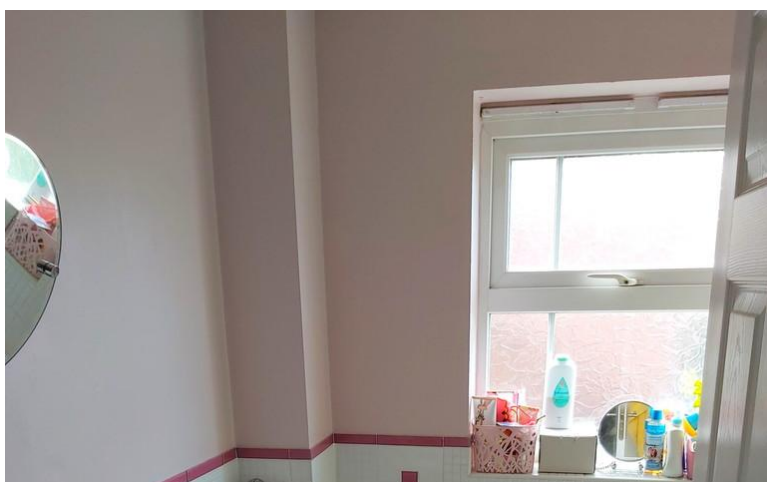
#### LOCAL AUTHORITY

Newcastle Borough Council.

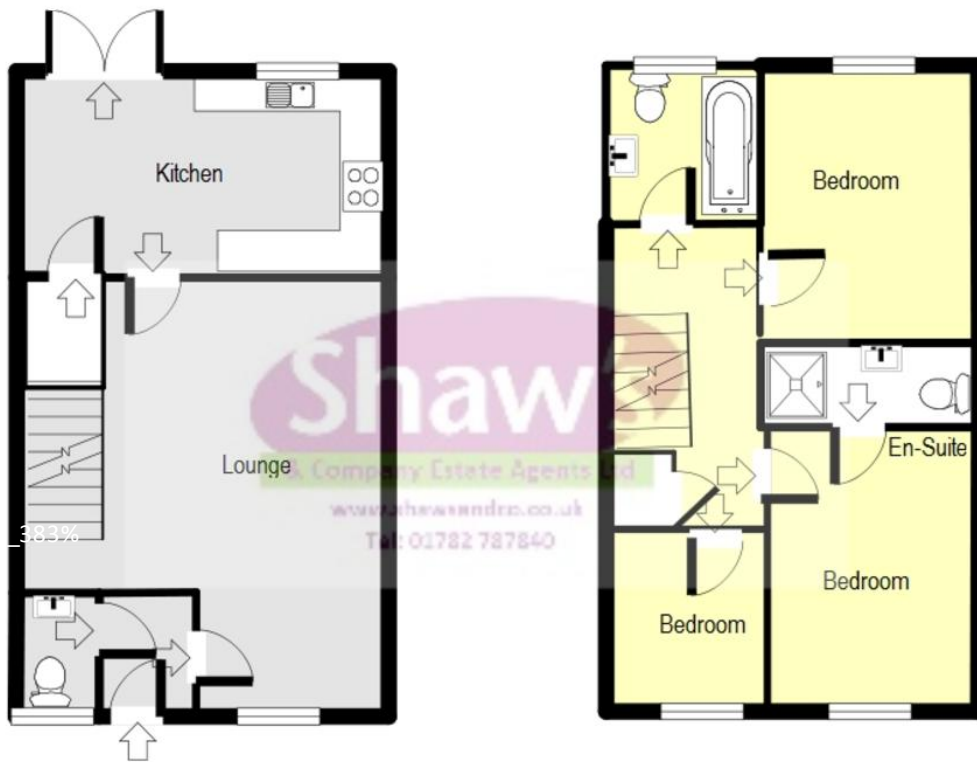
#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: 70C Potential: 88B







Approx 780.7 Sq Feet

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