



**William Road**  
**Kidsgrove, ST7 4BT**

- BEAUTIFULLY PRESENTED
- A SEMI DETACHED RESIDENCE
- VIEWING IMPERATIVE
- THREE BEDROOMS, STUNNING BATHROOM
- MODERN KITCHEN
- HALL, LOUNGE, DINING ROOM
- BEAUTIFUL LANDSCAPED GARDENS
- POPULAR & CONVENIENT LOCATION

**£185,000**





## Property Description

### INTRO

A beautifully presented semi detached house offered For Sale, which must be viewed to fully appreciate the high specification throughout! Comprising entrance hall, lounge to the front, a dining room, breakfast kitchen, THREE bedrooms, and a modernised bathroom suite. Externally a driveway provides parking spaces, a landscaped front garden leading to a lovely landscaped rear garden with a pleasant outlook to the rear. UPVC double glazing & gas central heating. The property is within easy access to all amenities and road links to the A34/A500 and with Kidsgrove town centre being down the road. Viewing imperative without delay!

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4BT. From Kidsgrove town centre proceed along King Street, over the small roundabout in to William Road, the property can be found on the right hand side, as identified by our for sale sign.



#### ENTRANCE HALL

Entered through a composite door. Staircase to the first floor. Radiator.

#### LOUNGE

12' 9" x 10' (3.89m x 3.05m)

Window to the front elevation. Coving to the ceiling, laminate flooring, radiator, arch to:

#### DINING ROOM

11' 7" x 6' 5" (3.53m x 1.96m)

Patio doors to the rear elevation. Laminate flooring.



#### KITCHEN/BREAKFAST ROOM

14' 3" x 9' 2" (4.34m x 2.79m)

A beautifully updated kitchen suite. Window to the rear elevation. A range of wall and base units, sink unit, worksurfaces. Inbuilt oven/grill, with gas hob over and extractor hood above. Understairs store cupboard, Side access door to the rear garden.

#### FIRST FLOOR LANDING

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

#### BEDROOM ONE

11' 4" x 10' 7" (3.45m x 3.23m)

Window to the front elevation. Radiator.



#### BEDROOM TWO

11' 3" x 8' 5" (3.43m x 2.57m)

Window to the rear elevation. Radiator.

#### BEDROOM THREE

9' 10" x 6' (3m x 1.83m)

Window to the rear elevation. Radiator.

#### BATHROOM

A nicely updated bathroom suite comprising paneled bath with shower over, low level W.C, wash hand basin. Tiled walls, spotlights to the ceiling, radiator. Window to the rear.



#### EXTERNALLY

##### FRONT

The garden is laid to lawn with shrub borders. A paved driveway provides parking. Gated access to the rear garden.

##### REAR GARDEN

A beautifully presented laid to lawn garden area with shrub borders, and with sleeper surrounds. Paved patio area. Timber shed. Barked area. Enclosed by fencing.



#### 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

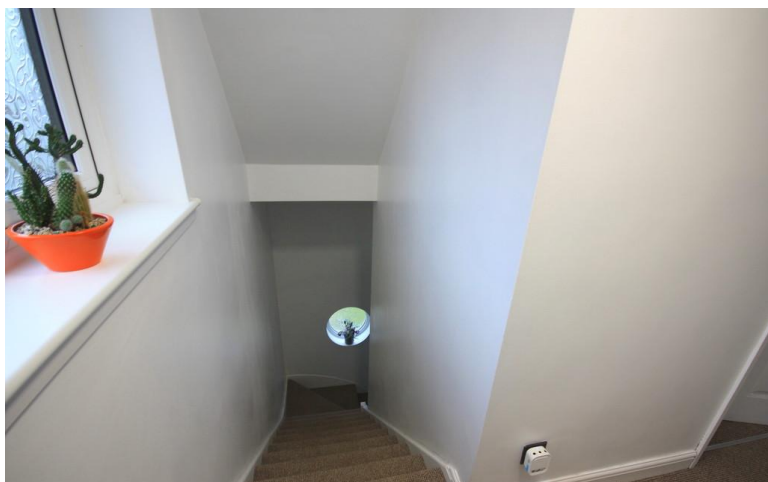
Newcastle Borough Council.

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: 74C Potential: 87B









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