



Tilstone Close
Kidsgrove, ST7 4HU

- EXTENDED SEMI DETACHED HOUSE
- 24' LOUNGE/DINING ROOM, KITCHEN
- SECOND SITTING ROOM
- UTILITY, GROUND FLOOR SHOWER ROOM
- 4 BEDROOMS & A FAMILY BATHROOM
- LANDSCAPED GARDENS
- CORNER PLOT LOCATION
- NO CHAIN, UPVC D/G & GAS C/H

£219,995





Property Description

INTRO

An extended 4 bedroom semi detached house which must be viewed to fully appreciate the layout and size - Comprising; entrance hall, 24' lounge/dining room, kitchen, rear hall, utility, ground floor shower room, additional sitting room, 4 bedrooms to the first floor, a family bathroom. A good sized corner plot widening out to the rear to provide lovely landscaped gardens with a far reaching view towards Bathpool & beyond. An attached garage, driveway to the front. UPVC double glazing & gas central heating (Gas cert done Dec 24). The property is located within easy access to all amenities and with road/rail links close by leading to larger towns and cities, yet with The Peak District a short drive away. A cul de sac location making a brilliant opportunity to acquire this extended spacious family residence within the corner plot.

DIRECTIONS

Please follow Sat Nav for postcode ST7 4HU proceed into the Cul-De-Sac and the property can be found on the right hand side as identified by our For Sale Sign.





ENTRANCE HALL

Staircase to the first floor. A UPVC part glazed front entrance door and glazed side panels, radiator.

LOUNGE/DINING ROOM

24' 1" x 10' 10" (7.34m x 3.3m)

With a window to the front, radiator, window to the rear with a pleasant out look, fitted gas fire and hearth.

KITCHEN

10' 3" x 8' 10" (3.12m x 2.69m)

Comprising fitted base and wall units, worksurfaces, single drainer sink, space for cooker, wall mounted Eco Fit gas central heating boiler, window to the rear, understairs store area and pantry cupboard.



REAR HALL

With a glazed UPVC external access door. Radiator.

SITTING ROOM

11' 2" x 9' 11" (3.4m x 3.02m)

Window to the rear, radiator, large window to the rear and a pleasant out look.

UTILITY ROOM

6' 0" x 6' 2" (1.83m x 1.88m)

Window to the front, spaces for appliances.



GROUND FLOOR SHOWER ROOM

Comprising an enclosed shower cubicle, low level w.c, wash hand basin, splash back tiling. Radiator.

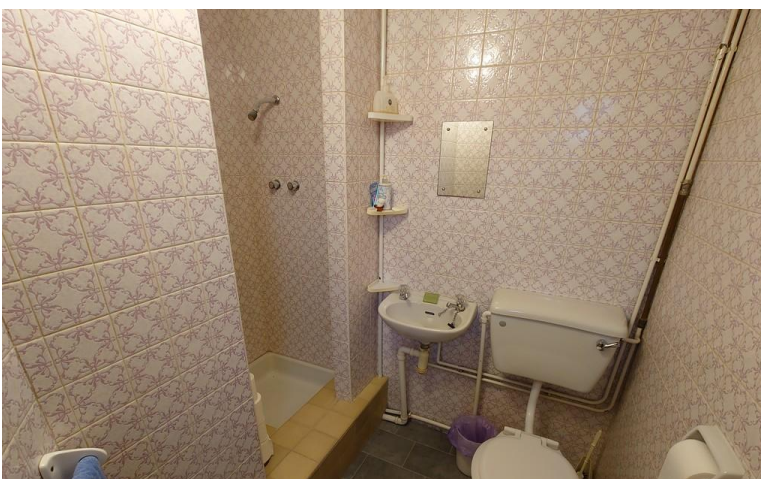
FIRST FLOOR LANDING

Access to the two loft spaces.

BEDROOM ONE

13' 0" x 13' 0" (3.96m x 3.96m)

With a large window to the rear and far reaching view towards Bathpool and Red Street in the distance. Fitted wardrobes. This room is part of a extension to the property.



BEDROOM TWO

11' 10" x 10' 6" (3.61m x 3.2m)

With a large window to the rear and far reaching views towards Bathpool and Red Street, fitted wardrobes, radiator.

BEDROOM THREE

11' 10" x 9' 10" (3.61m x 3m)

Window to the front, radiator, fitted wardrobes.



BEDROOM FOUR

7' 10" x 8' 5" (2.39m x 2.57m)

Window to the side, radiator, fitted wardrobes.

BATHROOM

7' 1" x 5' 5" (2.16m x 1.65m)

Comprising a panelled bath, low level w.c, radiator, splash back tiling, cylinder cupboard, over bath shower, window to the rear.

EXTERNALLY

ATTACHED GARAGE

20'3 X 8'8

Electronic roll up front door, electric light and power, window to the rear, UPVC side door to the rear garden.

FRONT GARDEN

A landscaped garden and paved driveway.

REAR GARDEN

A good sized rear garden area on a corner plot, landscaped with laid to lawns, shrub borders, patio areas and greenhouse a block work wall to ne side. An elevated plot with a pleasant out look and privacy.

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 C

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.
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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