

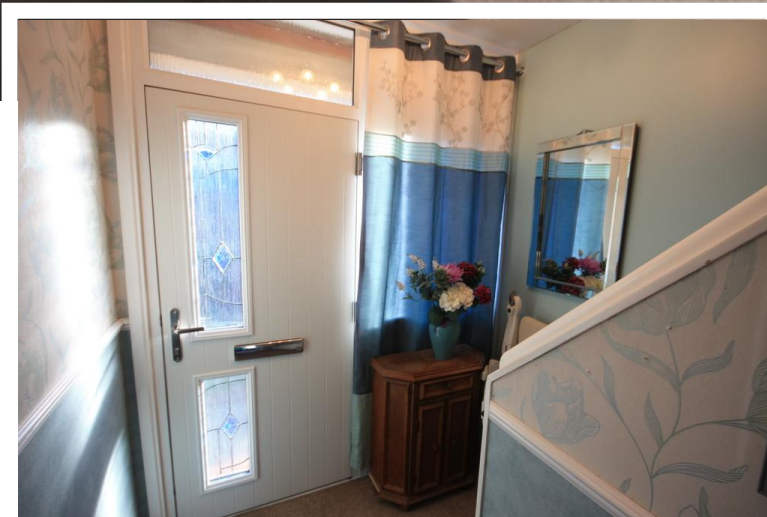


Chatterley Drive
Kidsgrove, ST7 4LL

- A SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- NO CHAIN
- THREE GOOD SIZED BEDROOMS
- HALLWAY, SPACIOUS LOUNGE/DINING ROOM
- BREAKFAST KITCHEN
- UPVC D/G & GAS C/H
- LANDSCAPED GARDENS

£179,950





Property Description

INTRO

Shaw's & Co are delighted to offer a well presented semi detached house with NO CHAIN & A NEW PRICE! Comprising; entrance porch & hall, spacious lounge/dining room, breakfast kitchen, three good sized bedrooms, a first floor shower room. Externally landscaped gardens to the front and rear. A detached garage. UPVC double glazing & gas central heating. The property is located within easy access to all amenities and excellent road/rail links. Close by are Bathpool & Birchenwood Country Park providing recreation space. An ideal opportunity for the growing family or first time buyer to acquire a lovely home within this pleasant location. Viewing essential without further delay.

DIRECTIONS

Please follow Sat Nav with postcode ST7 4LL. From Stone Bank Road, turn in to Chatterley Drive. The property can be found on the right hand side, as identified by our for sale sign.



COVERED PORCH

Entered through a modern part glazed door. Door to:

ENTRANCE HALL

Entered through a UPVC door with side panels. Staircase to the first floor.

LOUNGE/DINER

22' 4" x 13' 1" (6.81m x 3.99m)

Window to the front elevation. French doors to the rear. Feature chimney breast with inset fire. Two radiators.

KITCHEN

11' 2" x 9' 3" (3.4m x 2.82m)

Window to the rear elevation. A range of wall and base units, inset sink, worksurface. Space for fridge/freezer, space and plumbing for washing machine. Potterton gas central heating boiler. UPVC door to the side elevation.



FIRST FLOOR LANDING

Window to the side elevation. Store cupboard off. Doors to:

BEDROOM ONE

11' 10" x 11' 4" (3.61m x 3.45m)

Window to the rear elevation. Radiator.



BEDROOM TWO

11' 3" x 10' 4" (3.43m x 3.15m)

Window to the front elevation. Radiator.

BEDROOM THREE

8' 6" x 7' 5" (2.59m x 2.26m)

Window to the front elevation. Radiator. Access to the loft.

SHOWER ROOM

8' 5" x 5' 5" (2.57m x 1.65m)

Windows to both to the rear and side elevations. Suite comprising: shower cubicle, low level W.C, wash hand basin. Splash back tiling.



EXTERNALLY

FRONT

Garden laid to lawn with shrub borders. Paved drive provides ample off road parking.

REAR

A good sized garden laid to lawn with shrub borders and a paved patio. Cold water tap. Decking area.



GARAGE

19' 11" x 9' 9" (6.07m x 2.97m)

Up and over front door, window to the side elevation.
Electric light and power.

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 .

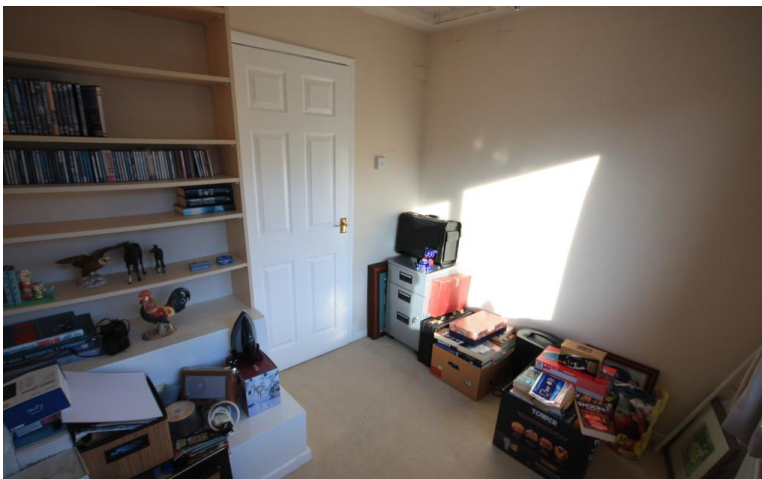
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: 69C Potential: 83B







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