



Acacia Gardens
Kidsgrove, ST7 4RU

- A DETACHED RESIDENCE
- SPACIOUS THROUGHOUT
- HALL, SPACIOUS LOUNGE, DINING ROOM
- UPDATED BREAKFAST KITCHEN
- GROUND FLOOR SHOWER ROOM & W.C
- TWO DOUBLE BEDROOMS
- POTENTIAL TO CREATE A THIRD
- LANDSCAPED GARDENS, GARAGE

£220,000





Property Description

INTRO

Located within a well regarded location a detached dormer bungalow/house offering plenty of space to suit a growing family or a retired buyer alike - With NO CHAIN - This home must be viewed to be fully appreciated, comprising a wide entrance hall, a spacious lounge and separate dining room, a breakfast kitchen with a pleasant updated kitchen with appliances & timber work tops and a dining area. A ground floor shower room. To the first floor are presently two double bedrooms & our vendor would look to split one room to form a third bedroom if required. A far reaching view over Rookery towards Mow Cop. A landing area makes potential to create a shower room or storage space. Externally a landscaped front garden area, a long block paved driveway provides plenty of parking. A detached brick garage. A landscaped rear garden attracts the afternoon sun & privacy. UPVC double glazing & gas central heating. Easy access to local amenities.





DIRECTIONS

Please follow Sat nav for postcode ST7 4RU proceed in to the cul de sac and the property can be found on the left hand side as identified by our for sale sign.

ENTRANCE PORCH

A UPVC entrance door, tiled floor, door to;

ENTRANCE HALL

A spacious hallway with the stair case to the first floor, radiator, store cupboards. Door to;

LOUNGE

15' 6" x 10' 6" (4.72m x 3.2m)

With a large bow window to the front, radiator, feature fireplace, radiator. Arch to;



DINING ROOM

12' 8" x 10' 6" (3.86m x 3.2m)

With French doors to the rear garden, radiator. A spacious room which could make a ground floor bedroom.

BREAKFAST KITCHEN

17' 9" x 9' 8" (5.41m x 2.95m)

Comprising an updated well appointed fitted kitchen with modern style base and wall units in the modern shaker style, solid timber work tops, single drainer ceramic sink. Integrated washer/dryer, free standing fridge freezer. Integrated electric oven, hob, microwave. Spotlights to the ceiling. Tiled floor. Window to the rear and a UPVC rear access door to the garden. A defined dining area with a window to the side and laminate flooring, radiator.



FIRST FLOOR LANDING

With a window to the rear providing useful storage space or potential for a shower room area.

BEDROOM ONE

18' 3" x 11' 8" (5.56m x 3.56m)

Window to the front with a far reaching view over Rookery and towards Mow Cop on the horizon. This bedroom has potential to split by our vendors if required to form a third bedroom with a window to the rear, fitted wardrobes.



BEDROOM TWO

8' 9" x 8' 9" (2.67m x 2.67m)

Window to the front with a pleasant view towards Mow Cop. Store/boiler cupboard off.



EXTERNALLY

FRONT GARDEN

A landscaped front garden area and a long block paved driveway provides plenty of parking spaces. Leading to;

DETACHED BRICK GARAGE

17' 3" x 9' 9" (5.26m x 2.97m)

Up and over front door, windows to the side and rear.

REAR GARDEN

A landscaped rear garden area with a good sized patio area form the french doors, a retaining wall and shrub borders, the garden attracts afternoon sun & has a good degree of 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 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

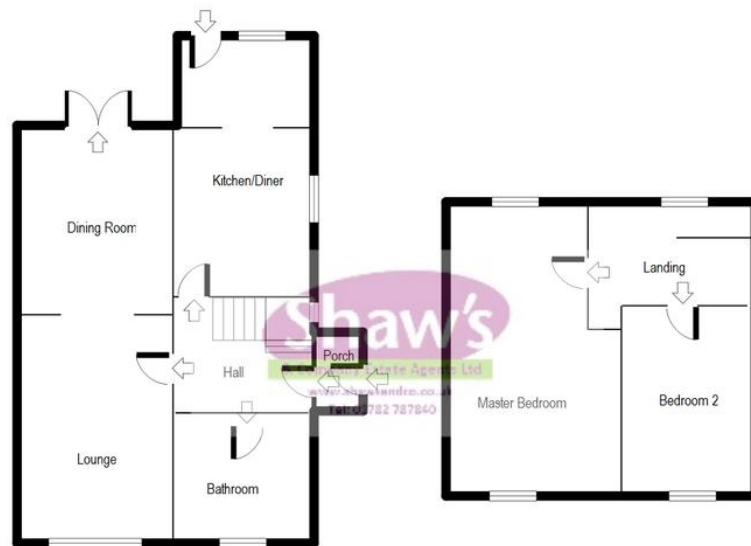
EPC RATING (PDF available online)

Current: 61D Potential: 78C









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