



**Boat Horse Road**  
Kidsgrove, ST7 4JA

- A DETACHED RESIDENCE
- HIGHLY REGARDED LOCATION
- NO CHAIN
- HALL, SPACIOUS LOUNGE
- BREAKFAST KITCHEN
- DINING ROOM/ POTENTIAL GROUND FLOOR BEDROOM
- GROUND FLOOR SHOWER ROOM
- LANDSCAPED GARDENS

**£240,000**





## Property Description

### INTRO

A detached residence offered For Sale within this popular well regarded location with NO CHAIN! Comprising hallway with storage & boiler off, a spacious lounge, dining room/potential ground floor bedroom if required, a breakfast kitchen, ground floor shower room, two double bedrooms, potential to create a first floor shower room. Externally lovely landscaped garden to the front with a pleasant outlook, a driveway and garage. A rear garden area. UPVC double glazing & gas central heating. The property is located within easy access to all amenities and road, rail links to larger towns and countryside. Viewing essential without delay.

### DIRECTIONS

Please follow Sat Nav/Google Maps with postcode ST7 4JA. Turn off The Avenue, and prior to Bathpool Park, the property can be found on the left hand side as identified by our For Sale sign.

### ENTRANCE HALL



UPVC entrance door and glazed panels. Store rooms off. Boiler cupboard with a Glowworm Flexicom 15H gas central heating boiler.

#### LOUNGE

20' x 11' 10" (6.1m x 3.61m)

Bow window to the front with a pleasant outlook. Radiator. Arch to the dining room/potential bedroom three.

#### KITCHEN/ DINING ROOM

11' 10" x 9' 2" (3.61m x 2.79m)

A kitchen suite with a range of base and wall mounted cupboard units with worksurfaces and breakfast bar. Single drainer sink unit. Integrated fridge. Concealed washing machine space. Window to the rear. Built in oven, hob and extractor above. Radiator. UPVC access door. Door to:

#### CONSERVATORY

UPVC double glazed conservatory. Tiled floor.

#### GROUND FLOOR POTENTIAL BEDROOM/ DINING ROOM

11' 10" x 8' 11" (3.61m x 2.72m)

Window to the front, radiator. Arch to the lounge.



#### GROUND FLOOR SHOWER ROOM

Suite comprising of a paneled bath with overbath shower, low level W.C and wash hand basin. Window to the rear. Splash back tiling. Radiator. Window to the rear. Recessed spot lights to the ceiling.

#### FIRST FLOOR LANDING

Access to the loft. Half landing with a window to the side.



#### BEDROOM ONE

12' x 10' 11" (3.66m x 3.33m)

Window to the rear, radiator. Fitted wardrobes. Walk in wardrobe/storage area. Further storage to the eaves.

#### BEDROOM TWO

12' 5" x 10' 11" (3.78m x 3.33m)

Window to the front with a nice outlook, radiator. Fitted wardrobes. Walk in storage cylinder cupboard. Storage to the eaves. Potential/space to create a first floor shower room.

#### EXTERNALLY

#### FRONT GARDEN

A landscaped pleasant garden area, laid to lawn and shrub borders and a block paved driveway provides plenty of parking space.





#### REAR GARDEN

A lovely presented laid to lawn garden, and paved patio area.

#### GARAGE

18'7 x 9' 2" (6.76m x 2.79m)

Electric roll up door. Electric light and power. Side access door to the garden.

#### 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: 62D Potential: 81B







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 any statement and the floor plan is an illustration only and is a guide.  
The plan is for illustrative purposes only and should be used as a guide to any prospective purchaser or tenant.  
The fixtures, fittings, 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