

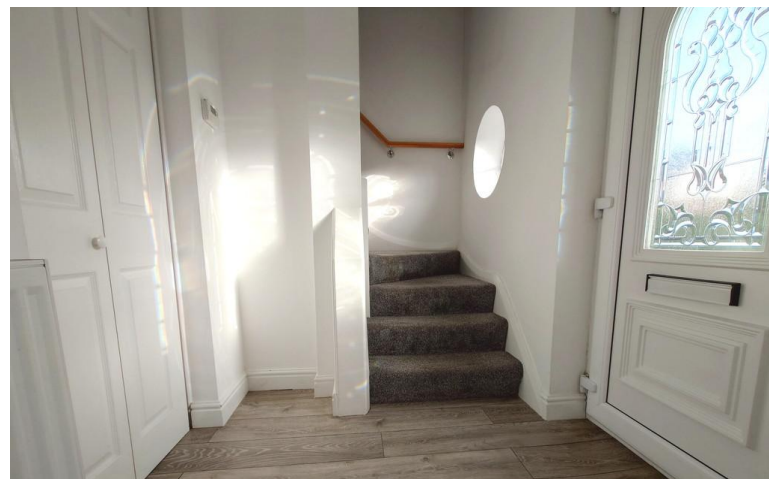


Whitehill Road
Kidsgrove, ST7 4DR

- A SEMI DETACHED HOUSE
- THREE BEDROOMS
- NO CHAIN - READY TO MOVE INTO
- PANORAMIC VIEWS TO THE REAR
- DETACHED GARAGE TO REAR
- FRONT & REAR GARDENS
- BEAUTIFULLY UPDATED THROUGHOUT
- UPVC D/G & GAS C/H

£169,950





Property Description

INTRO

A beautifully updated and spacious semi detached house with NO CHAIN! Take in those stunning views towards The Cheshire Plain and Mow Cop Castle! Discerning buyers will be impressed with the good sized lounge with patio doors, a well appointed kitchen with plenty of units, Smeg oven, dishwasher, three good sized bedrooms, a stunning white updated bathroom with a roll top bath, fully tiled walls. Externally front & rear gardens, concrete imprint to the front & side. A pleasant rear garden with patio & garden, garage/outbuilding. UPVC double glazing recently installed, gas central heating from a modern combi boiler. The property benefits from a recent electrical rewire, new windows, new central heating and being re-plastered. The property has great facilities, schools & road links nearby leading to the A34 Cheshire or the A500 in to the Stoke on Trent Conurbation. Viewing is highly advised without delay!



DIRECTIONS

Please follow Sat Nav for post code ST7 4DR, proceed along Whitehill Road from Whiteridge Road, where the property can be found on the left hand side.

ACCOMMODATION

ENTRANCE HALL

With turn and flight staircase to the first floor, UPVC entrance door and glazed panel walk in store cupboard, circular feature window to front

LOUNGE

19' 10" x 11' 6" (6.05m x 3.51m)

A good sized lounge full width, laminate flooring, radiator, feature fireplace and hearth inset electric fire. Window to the front. Patio doors to the rear overlooking the garden.



KITCHEN

9' 10" x 9' 1" (3m x 2.77m)

Comprising a a stylish suite with updated range of base and wall units, worksurfaces, inset sink, splash back tiling, built in appliances, Smeg oven, 5 ring gas hob, dishwasher, tiled floor, concealed ideal combi gas boiler. Recessed spot lights to the ceiling, UPVC part glazed side access door, useful understairs store area. Tiled floor.



FIRST FLOOR LANDING

Window to side, radiator, loft access, we understand to be part boarded.

BEDROOM ONE

11' 8" x 11' 1" (3.56m x 3.38m)

Window to front, radiator, fitted wardrobes.

BEDROOM TWO

8' 6" x 8' 6" (2.59m x 2.59m)

Window to rear with a far reaching view to Mow Cop and Cheshire plain, radiator.



BEDROOM THREE

9' 6" x 6' 7" (2.9m x 2.01m)

Radiator, window to front, plus Overstairs wardrobe area.

BATHROOM

Comprising a White updated suite, a free standing roll to bath, low level W.C, wash hand basin, window to rear and side, spot lights to the ceiling, splash back tiling to the walls. Another lovely feature of this room a Victorian style towel radiator.



EXTERNALLY

FRONTAGE

A gravelled front garden area, shrub borders. A large imprinted concrete area to the front. Please be advised that there is a grass verge beyond the front and currently no dropped curb, so subject to these changes there is a potentially good space for parking.

REAR GARDEN

A paved patio leading to the nicely enclosed landscaped garden with shrub borders and steps down to a laid to lawn garden. A paved pathway and broken slate finish. Gate to rear access.

DETACHED GARAGE

A garage/outbuilding is located at the rear of the property.

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 .

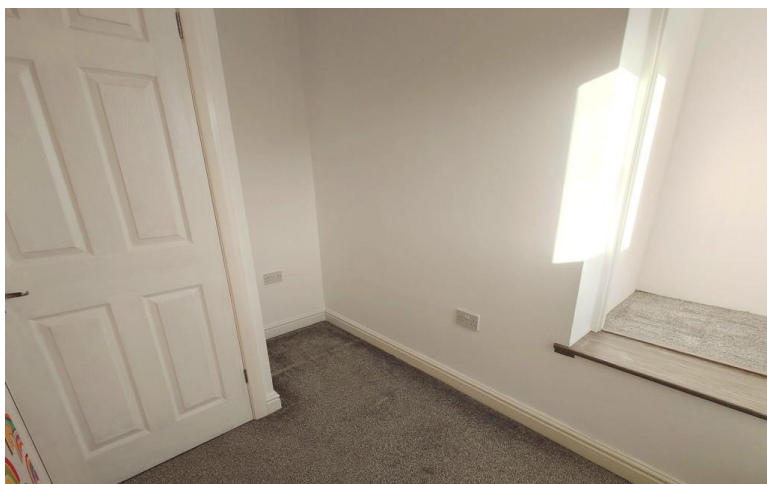




LOCAL AUTHORITY
Newcastle Borough Council.

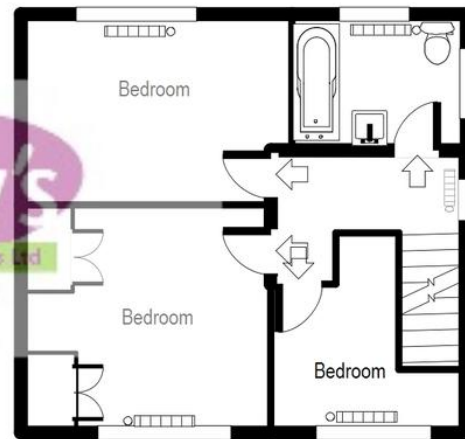
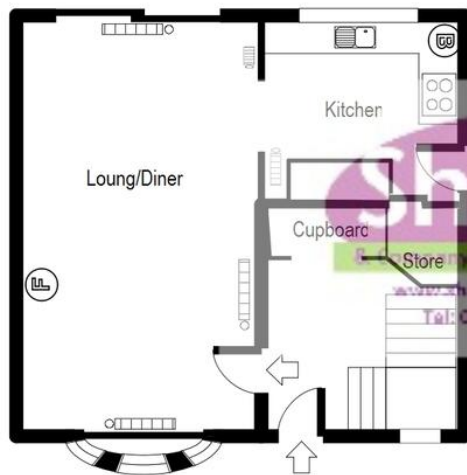
COUNCIL TAX BAND B

EPC RATING (PDF available online)
Current: 70C Potential: 84B









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

43 Liverpool Road
 Kidsgrove
 Stoke-On-Trent
 Staffordshire
 ST7 1EA

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
 01782787840

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