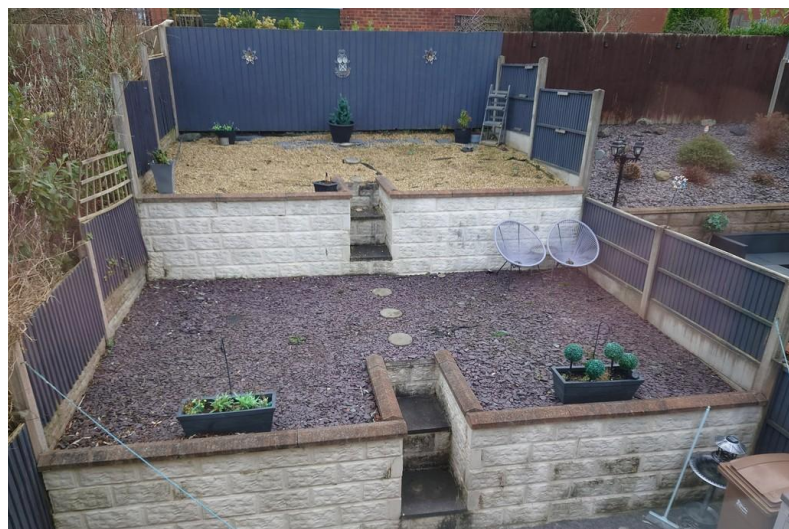




**Gemini Grove**  
**, ST6 6NP**

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- NO CHAIN
- CUL DE SAC LOCATION
- HALL, LOUNGE, KITCHEN/DINING ROOM
- TWO BEDROOMS, BATHROOM
- LANDSCAPED GARDENS
- EASY ACCESS TO THE A500/A34

**£150,000**







## Property Description

### INTRO

Shaw's & Co are delighted to offer a beautifully presented semi detached house with no chain, comprising, entrance hall, lounge, a kitchen/dining room with fitted units and defined dining area, two bedrooms, a white bathroom. Externally front & rear landscaped gardens. A driveway provides parking spaces. UPVC double glazing & gas central heating from a combi boiler. The property is within a cul de sac location yet within easy access to all amenities via the A500 as well as walkways/cycle paths for recreation. Viewing essential without further delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST6 6NP. On entering Gemini Grove, the property can be found on the left hand side, as identified by our for sale sign.

### ENTRANCE HALL

Entered through a UPVC door with side panel. Stairs to the first floor, double radiator.





#### LOUNGE

15' 2" x 9' (4.62m x 2.74m)

Box window to the front elevation. Feature fireplace with marble hearth and back, living flame gas fire. Wall lights, double radiator.

#### KITCHEN/DINER

11' 11" x 9' (3.63m x 2.74m)

Window and patio doors to the rear elevation. A range of wall and base units, stainless steel sink unit with mixer taps, worksurface. Built in electric oven, gas hob, extractor over. Plumbing and space for washer, space for fridge/freezer. Part tiled walls, understairs store cupboard.



#### FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Cupboard housing the Ideal gas central heating boiler. Doors to:

#### BEDROOM ONE

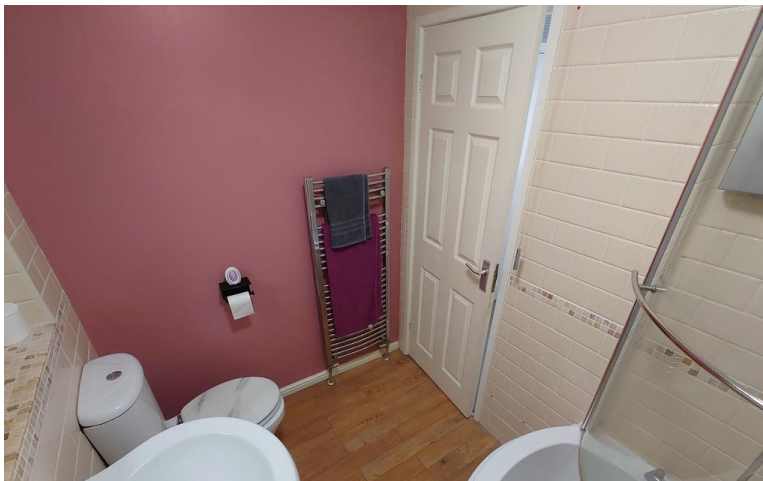
12' x 9' 8" (3.66m x 2.95m)

Window to the front elevation. Store cupboard, radiator. Mirrored wardrobes included.

#### BEDROOM TWO

12' 0" x 7' 0" (3.66m x 2.13 m)

Window to the rear elevation. Radiator.



#### BATHROOM

Modern white suite comprising: Paneled bath with shower tap/attachment, low level W.C, wash hand basin. (The electric shower panel is no longer in operation) Extractor fan, heated towel rail.

#### EXTERNALLY

#### FRONT GARDEN

Garden laid to lawn. A driveway provides off road parking spaces.

#### REAR GARDEN

Enclosed by fencing, a tiered garden with patio areas, low maintainence.

#### 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

Stoke On Trent City Council

#### COUNCIL TAX BAND B



#### 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 responsibility is taken for any error, omission, or misstatement 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 here are for illustrative purposes only 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