



Whitehill Road
Kidsgrove, ST7 4AS

- SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- ENTRANCE HALL, BAY WINDOW LOUNGE
- KITCHEN/DINING ROOM
- UTILITY AREA, HALL
- THREE BEDROOMS, BATHROOM
- UPVC D/G, GAS C/H
- POPULAR & CONVENIENT LOCATION

£190,000





Property Description

INTRO

A beautifully semi detached residence located within a well regarded popular location comprising entrance hall, a bay window lounge, a good size kitchen/dining room to the rear, utility, a first floor landing, two double bedrooms, a third bedroom, a first floor bathroom. Externally a tarmac frontage with parking for vehicles, access to the landscaped rear garden area and a very useful summerhouse with electricity ideal for hobbies & interests. UPVC double glazing & gas central heating. The property is located within a pleasant & convenient residential location yet with access to main roads and the West Coast mainline station at Kidsgrove. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4AS. Turn off Mount Road and in to Whiteridge Road which eventually becomes Whitehill Road. the property can be found on the left hand side, as identified by our for sale sign.



ENTRANCE HALL

Entered through a composite door with glazed panels. Staircase to the first floor. Radiator.

LOUNGE

12' 2" x 11' 5" (3.71m x 3.48m)

Bay window to the front elevation. Plasma style wall mounted fire. Coving to the ceiling, timber flooring, double radiator. Door to:

KITCHEN/DINER

15' 6" x 12' 3" (4.72m x 3.73m)

Window to the side elevation. A range of wall and base units, single drainer sink unit, worksurfaces and an island/breakfast bar area. Built in oven, hob with extractor over. Integrated fridge/freezer and dishwasher. Defined dining area with french doors to the rear elevation. Two radiators.



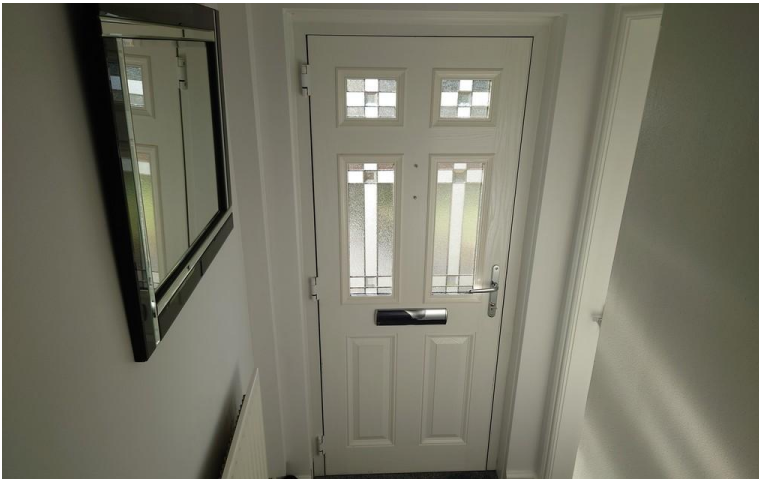
REAR HALL

UPVC side access door. Door to the store cupboard.

UTILITY ROOM/CLOAKS/W.C

6' x 4' 8" (1.83m x 1.42m)

Two windows to the side elevation. Wall mounted Glow Worm Ultra 30 Com CXI gas central heating boiler. Space and plumbing for washing machine etc. Access to a loft, recessed spot lights to the ceiling.



FIRST FLOOR LANDING

Window to the side elevation. Coving to the ceiling. Doors to:

BEDROOM ONE

11' 2" x 9' (3.4m x 2.74m)

Window to the front elevation. Radiator.

BEDROOM TWO

11' 2" x 9' (3.4m x 2.74m)

Window to the rear elevation. Radiator.

BEDROOM THREE

6' 9" x 6' (2.06m x 1.83m)

Window to the front elevation. Radiator.

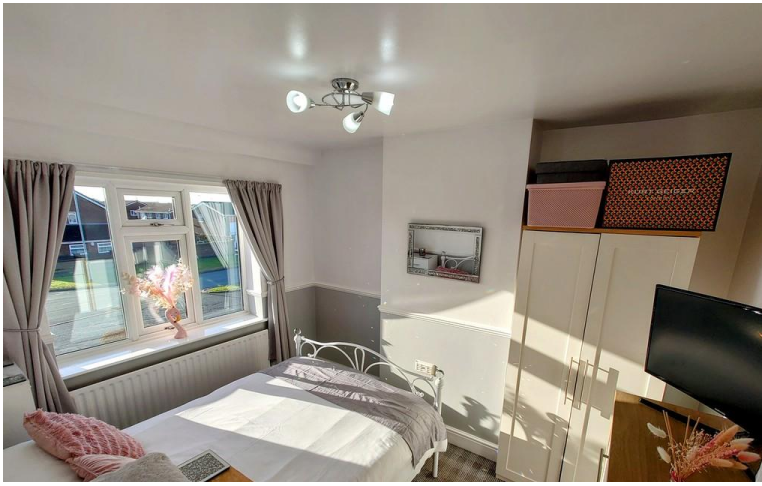


BATHROOM

6' 10" x 5' 10" (2.08m x 1.78m)

Window to the rear elevation. Suite comprising: paneled bath, low level W.C, wash hand basin. Splash tiling, access to the loft, radiator.

EXTERNALLY



FRONT

The house is set behind a brick garden wall and railings is a lawn garden. A tarmac drive provides off road parking to the front and side.

REAR

Attracting the afternoon sun a landscaped garden laid to lawn with a patio areas and a laid to lawn garden. Water tap, timber gates to the frontage.

SUMMER HOUSE

11' 3" x 7' 3" (3.43m x 2.29m)

A lovely addition to the property which has mains electric and glazed doors to the garden. This lovely well built summerhouse could alternatively be used as office space or hobbies room.

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.

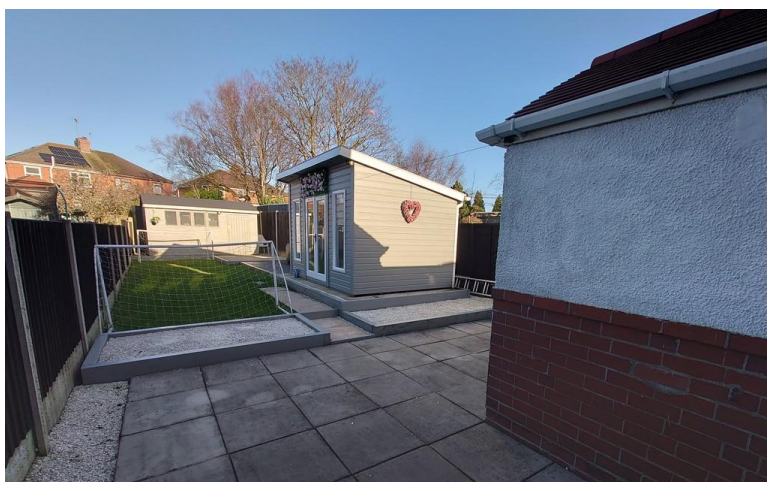
COUNCIL TAX BAND B





EPC RATING (PDF available online)

Current: Potential:





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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