

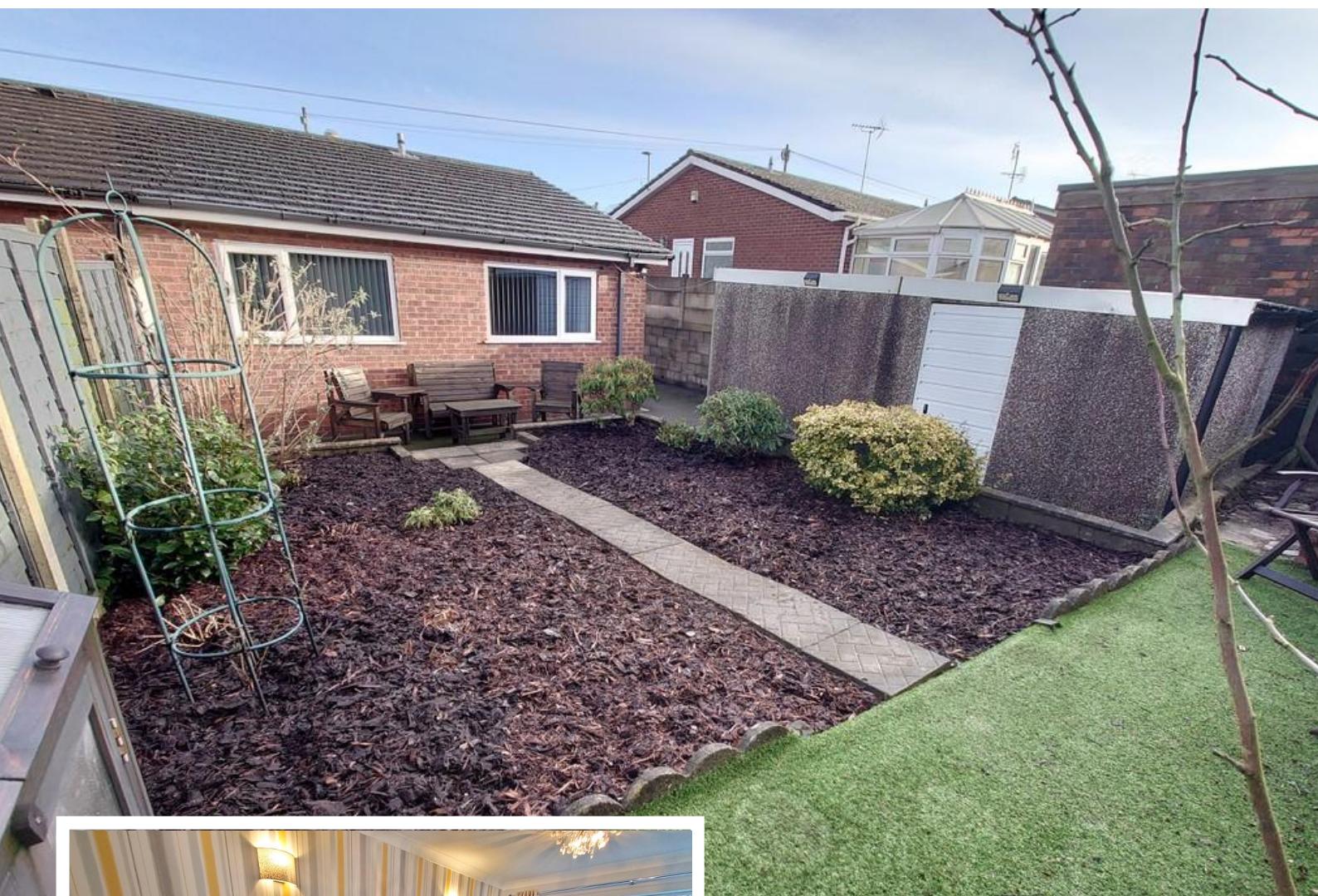


St. Andrews Drive
Kidsgrove, ST7 4QX

- SEMI DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED
- NO CHAIN
- SEMI RURAL LOCATION
- HALL, LOUNGE/DINING ROOM
- KITCHEN & BATHROOM
- TWO GOOD SIZED BEDROOMS
- UPVC D/GLAZING & GAS C/HEATING

£170,000





Property Description

DIRECTIONS

Please follow Sat Nav with postcode ST7 4QX. From Kidsgrove town center proceed along Liverpool Road. Just beyond Tesco, turn right in to Gloucester Road. On entering the Rookery, turn left in to Woodhall Road, and left again in to St. Andrews Drive, the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a UPVC door. Access to the loft. Coving to the ceiling, laminate flooring, double radiator.

KITCHEN

Window to the front elevation. A range of wall and base units. Single drainer sink unit with mixer tap, worksurface. Built-in electric oven, gas hob with extractor above. Space for appliances. Wall mounted gas fired heat line gas central heating boiler.

LOUNGE





17' 7" x 10' 11" (5.36m x 3.33m)

Window to the front elevation. Feature fireplace with inset gas fire. Coving to the ceiling. Wall lights, radiator.

BEDROOM ONE

12' 3" x 8' 11" (3.73m x 2.72m)

Window to the rear elevation. Coving to the ceiling, radiator.

BEDROOM TWO

10' x 8' 2" (3.05m x 2.49m)

Window to the rear elevation. Double radiator.

BATHROOM

7' x 5' 6" (2.13m x 1.68m)

Window to the side elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Splash back tiling. Chrome towel rail.

EXTERNALLY

FRONT

Block paved with ample off road parking.

REAR

A landscaped garden area with borders and attracts the afternoon sun, tarmac area.



GARAGE

16' 2" x 9' 6" (4.93m x 2.9m)

Concrete sectional construction. Up and over door, electric light and power. Side access door.

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 be 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.



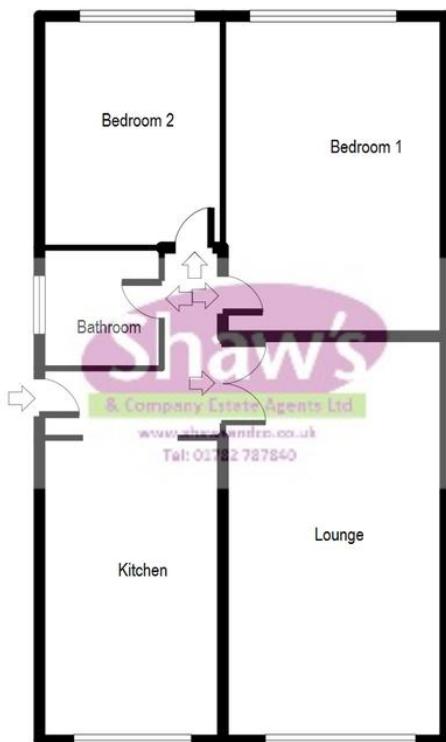
COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: Potential:







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.
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