



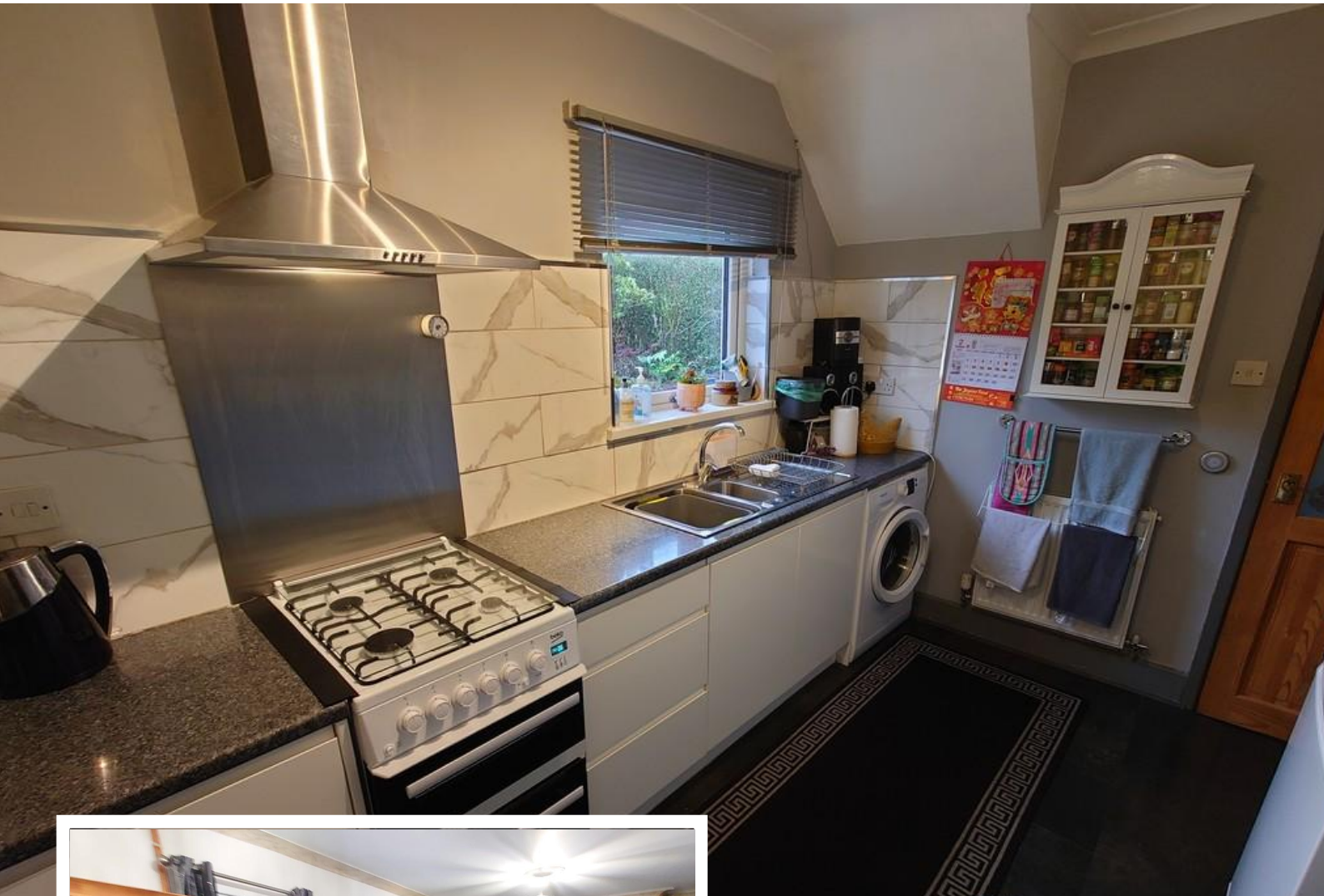
**Salop Place**  
**Kidsgrove, ST7 4BZ**

- SEMI DETACHED HOUSE
- WITHIN A POPULAR LOCATION
- EASY ACCESS TO ALL FACILITIES
- PORCH, HALL, KITCHEN
- LOUNGE/DINING ROOM
- TWO BEDROOMS, WHITE BATHROOM
- LANDSCAPED GARDENS
- UPVC D/GLAZING & GAS C/HEATING

**£165,000**







## Property Description

### INTRO

Located within a popular & convenient location a semi detached house, an ideal first time buy and/or investment for the rental market, the property comprises, UPVC entrance porch, entrance hall, a good sized lounge/dining room, kitchen, two double bedrooms, a first floor updated bathroom. Externally a double width block paved driveway, a landscaped low maintenance rear garden area. UPVC double glazing and gas central heating. The property is located with all amenities close by, shopping, schools along with road & rail links. Viewing is essential without further delay.

### DIRECTIONS

Please follow Sat Nav for postcode ST7 4BZ, proceed into the cul de sac the property can be found on the right hand side.

### ENTRANCE PORCH

UPVC entrance door to the front rear UPVC double glazed windows. Tiled floor. Wall light. Door to:





#### ENTRANCE HALL

Staircase to the first floor. Radiator. Laminate flooring. Store area off.

#### LOUNGE/DINING ROOM

19' 10" x 9' 5" (6.05m x 2.87m)

Windows to the front, radiator, coving to the ceiling, coving to the ceiling.

#### KITCHEN

12' 8" x 8' 6" (3.86m x 2.59m)

Comprising a fitted range of wall units, single drainer unit, spaces for fridge freezer and washing machine, cooker. Fitted chrome extractor hood, splash back tiling, window to the rear, radiator. Laminate flooring.

#### FIRST FLOOR LANDING

Window to the rear elevation. Access to the loft. Double radiator. Doors to:

#### BEDROOM ONE

12' 3" x 9' 6" (3.73m x 2.9m)

Window to the front elevation. Radiator. Fitted wardrobes.

#### BEDROOM TWO

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

Window to the front elevation. Radiator.



#### BATHROOM

Window to the rear elevation. Suite comprising: panelled bath and over bath shower, wash hand basin. Splash back tiling to the walls, tiled floor. Chrome towel rail. Recessed spot lights to the ceiling.

#### WC

Low level W.C, splash back tiling to the walls. Store cupboard off. Tiled floor.

#### EXTERNALLY

#### FRONT

A block paved driveway provides ample parking. A block paved pathway, shrub borders.

#### REAR

Low maintenance landscaped garden, with patio area and shrub borders. A garden shed with electric supply.

#### 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 A

#### EPC RATING (PDF available online)

Current: 61D Potential: 76C









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

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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