



**Peckforton View**  
Kidsgrove, ST7 4TA

- A DETACHED HOUSE
- MODERN KITCHEN & SHOWER ROOM
- POPULAR, QUIET LOCATION
- LOUNGE/ DINING ROOM
- THREE BEDROOMS
- CONSERVATORY
- INTEGRAL GARAGE, DRIVEWAY
- BEAUTIFUL REAR GARDEN

**£209,950**





## Property Description

### INTRO

A THREE bedroom DETACHED HOME, READY TO MOVE STRAIGHT INTO! A popular, quiet and tucked away location, this lovely home comprises of an entrance hall, lounge into a dining room, conservatory, updated kitchen, and to the first floor three bedrooms and a newly fitted stunning shower room. Externally is a driveway for parking, and integral garage and to the rear is a beautifully presented garden and decking area. UPVC double glazing and gas central heating from a Baxi combi boiler. Views up towards Mow Cop Castle is an added bonus, and with amenities/road links being round the corner this is an ideal opportunity to acquire a lovely family home. Get in touch to grab a viewing while you can!

### DIRECTIONS

Please use postcode ST7 4TA for Sat Nav/Google Maps. Upon entering Peckforton View, proceed to the end of the road, where the property can be found on the left hand side as identified by our For Sale sign.



## ACCOMMODATION

### ENTRANCE HALL

UPVC front access door. Window to the side. Spotlights to ceiling. Laminate flooring. Concealed gas meter.

### LOUNGE/ DINING ROOM

22' 9" x 15' 2" (6.93m x 4.62m)

A spacious L shaped lounge/dining room. Window to the front. Two radiators. Electric fire and surround. Access from the dining area to:

### CONSERVATORY

11' 11" x 7' 5" (3.63m x 2.26m)

A dwarf wall UPVC conservatory. UPVC rear access door. Radiator. Wooden flooring.



### KITCHEN

10' 9" x 10' 5" (3.28m x 3.18m) max

A beautifully presented kitchen suite comprising base and wall mounted cupboard units and worksurfaces. Single drainer sink unit. Range cooker, with gas hobs and extractor above included in the sale. Door to open store area/pantry currently housing fridge freezer. Spotlights to the ceiling. Window to the rear and UPVC rear access door.



### FIRST FLOOR LANDING

Access to the loft. Radiator.

### BEDROOM ONE

9' 5" x 9' (2.87m x 2.74m) plus wardrobes

Window to the front, radiator. Fitted wardrobes.

### BEDROOM TWO

11' 4" x 7' 2" (3.45m x 2.18m)

Window to the rear with nice views. Radiator. Door to airing cupboard/store.

### BEDROOM THREE

6' 5" x 5' 11" (1.96m x 1.8m)

Window to the front, radiator. TV point.



### SHOWER ROOM

7' 8" x 5' 3" (2.34m x 1.6m)

A newly fitted and superbly presented shower room, with enclosed shower cubicle and mains pressured shower. Low level W.C and wash hand basin, vanity cupboard. Chrome towel radiator. Frosted window to the rear. Spotlights to the ceiling. Extractor Fan. Bathroom wall panelling.

### EXTERNALLY



#### FRONTAGE

With a block paved driveway for parking and enclosed by a wall. Laid to lawn area. Please note that the drive, and further garage to the right, belongs to the adjacent property.

#### INTEGRAL GARAGE

18' 9" x 7' 10" (5.72m x 2.39m)

Electronic roll up door. Baxi Duotec Gas combi boiler. Electric meter. Timber access door to the rear garden.

#### REAR GARDEN

A beautifully presented and low maintenance rear garden featuring pleasant views, decking area, a laid to lawn garden area and Indian stone paving. Enclosed by fencing.



#### 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.



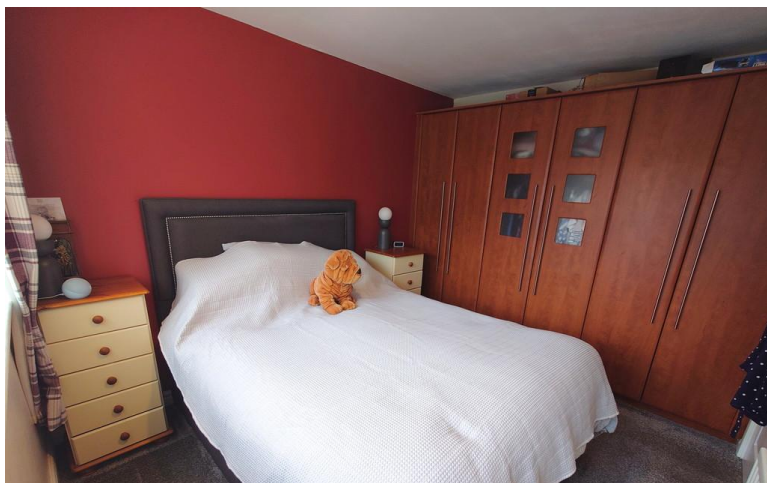
#### MORTGAGES

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 .

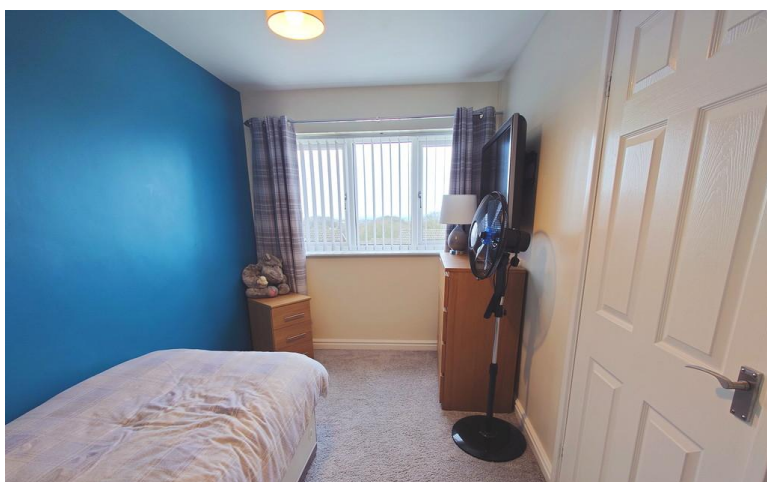




LOCAL AUTHORITY  
Newcastle Borough Council.

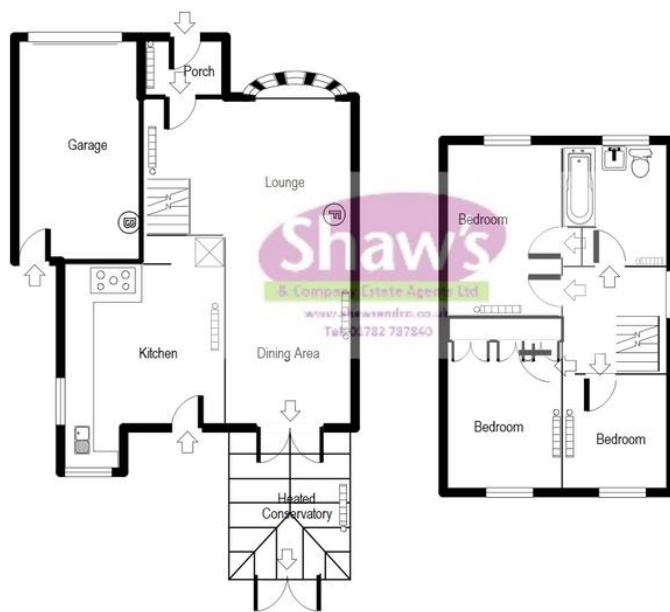
COUNCIL TAX BAND C

EPC RATING (PDF available online)  
Current: 68D Potential: 83B





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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 fixtures, systems, appliances, shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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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