



**Liverpool Road**  
**Red Street, ST5 7AF**

- BEAUTIFULLY PRESENTED
- END TOWN HOUSE
- POPULAR, CONVENIENT LOCATION
- LOUNGE, KITCHEN/DINING ROOM
- REAR HALL, BATHROOM
- TWO DOUBLE BEDROOMS
- REAR GARDEN AREA
- UPVC D/GLAZING & GAS C/HEATING

**£115,000**





## Property Description

### INTRO

Roses are Red! A proposal is on offer at Red Street, for this beautifully presented end town house for the buyer. Comprising a lounge to the front, kitchen/dining room, rear hallway, a ground floor bathroom, two double bedrooms. Gas central heating from a combi boiler and UPVC double glazing. A rear garden area to the rear. The property is located within a popular semi rural location yet within easy access to all amenities for shopping, schools & recreation via the A34/A500/M6. Viewing essential without delay. (draft details subject to approval)

### LOUNGE

11' 7" x 10' 7" (3.53m x 3.23m)

Window to the front, updated front entrance door with a glazed panel. Radiator. Door to;



#### KITCHEN/BREAKFAST ROOM

11' 10" x 11' 8" (3.61m x 3.56m)

A fitted kitchen with base and wall units, work surfaces, inset sink, built in oven hob and extractor, breakfast bar area, double radiator, window to the rear. Stair case to the first floor and under stairs store area.

#### REAR HALL

UPVC external door, radiator. Door to;

#### BATHROOM

Window to the side, radiator, low level W.C. wash hand basin, splash back tiling, over bath shower.



#### FIRST FLOOR LANDING

Doors to;

#### BEDROOM ONE

11' 7" x 10' 7" (3.53m x 3.23m)

Window to the front, radiator.

#### BEDROOM TWO

11' 10" x 11' 7" (3.61m x 3.53m)

Window to the rear, radiator, over stairs store area, with the gas combi boiler.



#### EXTERNALLY

A rear garden area enclosed with a wall and gate to the side.

#### 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 A

EPC RATING (PDF available online)

Current: Potential:





43 Liverpool Road  
Kidsgrove  
Stoke-On-Trent  
Staffordshire  
ST7 1EA

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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