



Stonebank Road
Kidsgrove, ST7 4HQ

- *CASH BUYERS ONLY* AN END TOWN HOUSE
- WITHIN A POPULAR LOCATION
- FURTHER POTENTIAL TO UPDATE
- RELISTICALLY PRICED FOR EARLY SALE
- KITCHEN/DINING ROOM
- LOUNGE, CLOAKS/W.C
- THREE BEDROOMS & BATHROOM
- BRICK GARAGE TO REAR

£130,000





Property Description

INTRO

CASH BUYERS ONLY A good sized end town house with further potential offered at a very realistic price to a cash buyer only for a quick sale, (mortgages maybe available, our broker can help advise) comprising hall, good sized lounge, a kitchen/dining room, three bedrooms, an updated family bathroom. Externally a brick detached garage, gardens to the front and rear. UPVC double glazing & gas combi heating. No chain, executors sale with Probate granted. The property has a flat concrete roof, which has been fully re-felted last year. Viewing by appointment.

DIRECTIONS

Please follow Sat Nav with postcode ST7 4HQ. From Kidsgrove Bank turn in to Stone Bank Road, where the property can be found on the right hand side, as identified by our for sale sign.



ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor.

LOUNGE

16' 6" x 11' 11" (5.03m x 3.63m)

Windows to both the front and side elevations. Chimney breast with stove (NOT TESTED) laminate flooring, spotlights to the ceiling. Double radiator.

REAR HALL

Understairs store. Tiled floor. Radiator. French doors lead out to the garden.



KITCHEN/DINER

18' 6" x 8' 8" (5.64m x 2.64m)

A range of wall and base units, single drainer sink unit, worksurface. Built in microwave/grill, oven, electric hob with extractor over. Built in fridge, washing machine and dishwasher. Tiled floor. Eco Lite Boiler. Vertical radiator. Windows to the front and rear.

CLOAKROOM

Window to the rear elevation. Low level W.C, wash hand basin. Tiled walls.

FIRST FLOOR LANDING

Window to the rear. Doors to:



BEDROOM ONE

11' 11" x 10' 3" (3.63m x 3.12m)

Window to the front elevation. Fitted wardrobes. Spotlight to the ceiling. Radiator.

BEDROOM TWO

10' x 9' 2" (3.05m x 2.79m)

Window to the front elevation. Fitted wardrobes. Radiator.

BEDROOM THREE

8' 8" x 7' (2.64m x 2.13m)

Window to the rear elevation. Laminate flooring. Radiator.



BATHROOM

Window to the rear elevation. Suite comprising: Panelled, enclosed shower cubicle, low level W.C, wash hand basin. Tiled walls and floor. Heated towel rail.

EXTERNALLY

The vendor has informed us that the house has had a new felt roof fitted over the concrete flat due to a leak that occurred.



FRONT

A front garden area with further potential. A shared driveway leads to the rear of the house.

REAR

Laid to lawn with a patio area. External store.

GARAGE

18' x 10' 10" (5.49m x 3.3m)

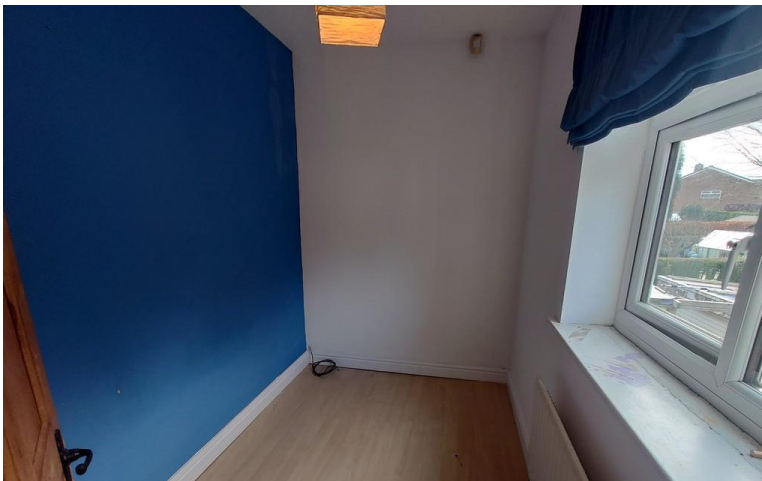
Brick built construction with up and over door. Window to the side elevation.

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: 63D Potential: 78C





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

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782787840

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