



**Rigby Road**  
Kidsgrove, ST7 4SQ

- SEMI DETACHED HOUSE
- NO CHAIN, GARAGE TO REAR
- POPULAR LOCATION
- HALL, LOUNGE, KITCHEN/DINING ROOM
- ATTACHED OUTBUILDINGS/OFFICE/POTENTIAL
- TWO BEDROOMS, BATHROOM
- ACCESS TO BEDROOM TOW VIA BEDROOM 3
- UPVC D/G (where fitted) & GAS C/H

**£159,995**





## Property Description

### INTRO

Located within a popular semi rural location a semi detached house with no chain & a garage to the rear, entrance hall, lounge, a breakfast kitchen, attached outbuildings/office/play room potential, two double bedrooms, access to bedroom 3 via number 2, a family bathroom. Externally a lawn front garden and patio areas to the rear. Gas central heating & UPVC double glazing. Leased Solar Panels are included with the sale. The property is located with easy access to all amenities & road links to larger towns etc. Viewing essential without further delay.

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4SQ. Turn in to the Cul De Sac and the property can be found in the left hand corner.

### ENTRANCE HALL

Entered through a composite entrance door. Coving to the ceiling, radiator. Stairs to the first floor.



#### LOUNGE

15' 7" x 10' 9" (4.75m x 3.28m)

Window to the front elevation, timber double glazed. Feature fireplace with coal effect gas fire. Coving to the ceiling. Patio doors to the rear garden.

#### KITCHEN/DINER

11' 6" x 10' (3.58m x 3.05m)

Window to the rear elevation. A range of wall and base cupboards, bowl and a half single drainer sink unit with mixer tap, worksurface. Part tiled walls. Pantry/storage cupboard. Radiator. Further useful cupboard for appliances with the gas boiler.



#### SIDE ENTRY

Side exit door to the covered porch. Doors to the front and rear elevations. Doors to:

#### OUTBUILDING/OFFICE/PLAY ROOM

12' 4" x 7' 8" (3.76m x 2.34m)

Window to the rear elevation. Radiator.

#### STORAGE

8' 2" x 4' 1" (2.49m x 1.24m)

Potential to convert to shower room.

#### FIRST FLOOR LANDING

Window to the rear elevation. Coving to the ceiling. Loft access. Doors to:

#### BEDROOM ONE

10' 1" x 9' 8" (3.07m x 2.95m)

Window to the front elevation with views over the cul de sac and fields over. Built in wardrobes. Coving to the ceiling. Radiator.

#### BEDROOM TWO

10' 11" x 9' (3.33m x 2.74m)

Window to the front elevation with views over the cul de sac and fields. Radiator.



#### POTENTIAL BEDROOM THREE

10' 9" x 6' 3" (3.28m x 1.91m)

Window to the rear elevation. Door to bedroom two

#### BATHROOM

7' 0" x 5' 6" (2.13m x 1.68m)

Timber window to the side elevation. Suite comprising: Panelled bath with over bath mixer shower above, low level W.C, wash hand basin. Tiled walls. Heated towel rail. Recessed spot lights.





## EXTERNALLY

### FRONT

Landscaped garden laid to lawn with shrub borders. Steps lead to the front door.

### REAR

Spacious, enclosed tiered garden which has paved patio areas with shrub borders. Timber summer house with light and power. Steps lead to a garage.

### GARAGE

17' 10" x 10' 1" (5.44m x 3.07m)

Up and over front door, electric light and power (not tested)



### SOLAR PANELS

Solar panels are installed at the property on a Leased basis for with a shade greener lease.

### 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

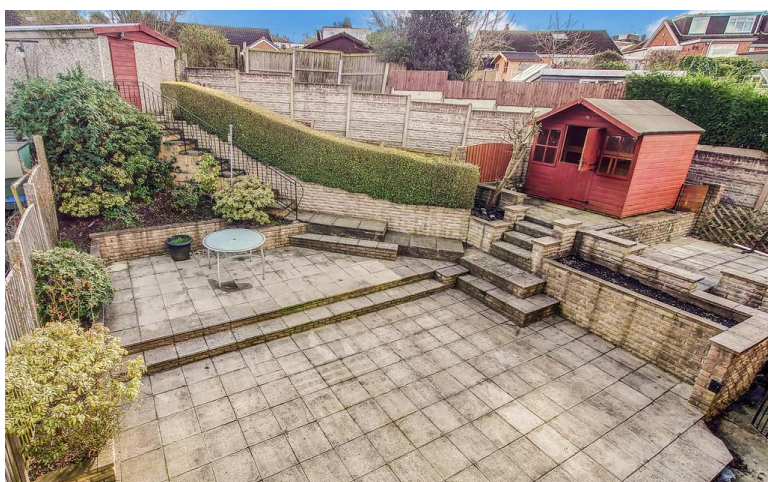
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

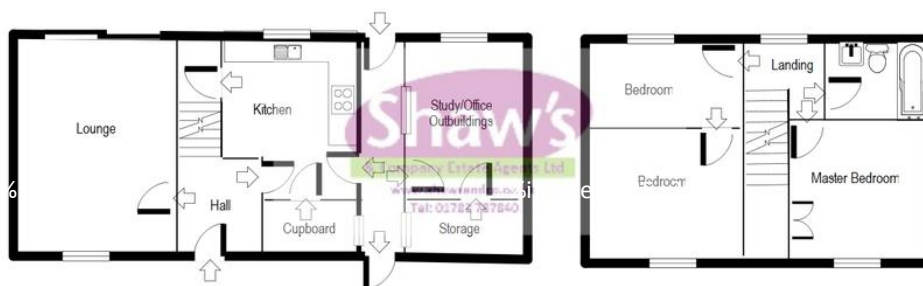


LOCAL AUTHORITY  
Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)  
Current: 66D Potential: 86B





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

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

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto: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 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