

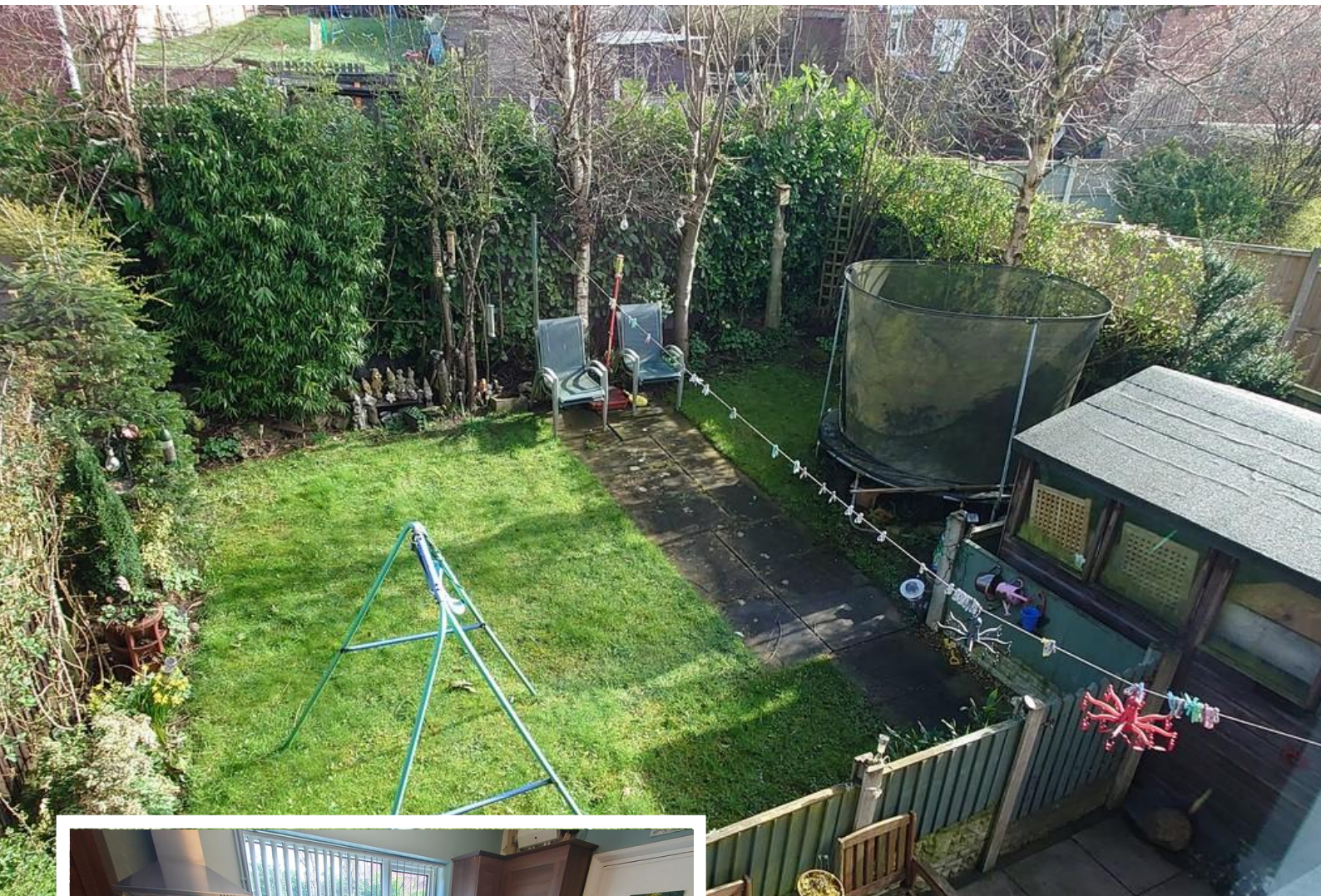


Barber Road
Stoke-on-Trent, ST6 6JW

- SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- WELL IMPROVED THROUGHOUT
- HALL, BAY WINDOW LOUNGE
- KITCHEN INC APPLIANCES
- CLOAKS/W.C/STORE AREA
- TWO DOUBLE BEDROOMS, BATHROOM
- LANDSCAED GARDENS & DRIVEWAY

£139,995





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented semi detached well improved throughout set within landscaped gardens & a good size driveway. Enter through a Solidoor composite door to the hall, a good sized lounge with stove for additional heating, a kitchen/dining room with appliances, cloaks/w.c & store area with a modern boiler, updated external door. Two double bedrooms, (potential to split to form a third bedroom) a first floor bathroom with shower over. Externally well appointed landscaped gardens to the front & rear with patio areas, lawn & timber outbuilding, a long professionally installed tarmac driveway for parking for 2/3 cars. The property is within easy access to all amenities & road links to all directions with the A500/M6 a short distance away, yet with the Moorlands Countryside close by. Viewing imperative without delay.



DIRECTIONS

Please follow Sat Nav for the postcode ST6 6JW turn in the road off the main road, and the property can be found in the left hand side as identified by our for sale sign.

LOUNGE

14' 2" x 13' 3" (4.32m x 4.04m)

A bay window to the front, chimney breast with an inset stove for extra heating, downstairs area, A recent updated Solidoor front entrance door, stair case to the first floor. Coving to the ceiling. Door to;

BREAKFAST KITCHEN

12' 4" x 9' 5" (3.76m x 2.87m)

A well appointed kitchen with integrated fridge freezer, oven and gas hob, extractor, single drainer sink, work surfaces, tiled floor, radiator. Door to;

INNER HALL

An updated Solidoor external access door, access to a walk in store area with a modern Ideal gas boiler.

CLOAKS/W.C

With a high level W.C, window to the rear, tiled floor.

FIRST FLOOR LANDING

Window to the side, access to the loft.



BEDROOM ONE

14' 2" x 10' 3 plus recess" (4.32m x 3.12m)

Two windows to the front, radiator, potential to split this room to form a third bedroom.

BEDROOM TWO

12' 7" x 10' 4" (3.84m x 3.15m)

Window to the rear, radiator, mirror wardrobes included.

BATHROOM

9' 3" x 6' 10" (2.82m x 2.08m)

Window to the rear, radiator, a white suite with a panelled bath, low level W.C wash hand basin, store cupboard with the water cylinder. A good size bathroom.



EXTERNALLY

A tarmac driveway provides parking spaces to the front and side of the house, tarmac finish edged with block paviours. A shrub border.

REAR GARDEN

With a paved patio area access to the timber outbuilding, a further patio area and laid to lawn garden with shrub borders etc & a good degree of privacy.





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

Stoke on Trent City Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: Potential:







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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 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