

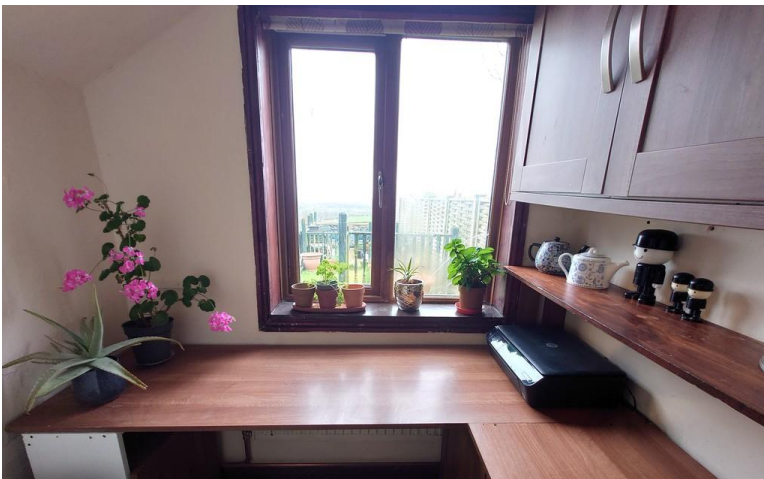


Dales Green
Rookery, ST7 4RJ

- SEMI DETACHED HOUSE
- SEMI RURAL LOCATION
- OPEN FARM LAND/VIEWS TO REAR
- LOUNGE, DINING ROOM, KITCHEN
- FIRST FLOOR BATHROOM
- UPVC D/G, GCH
- WIDE DRIVEWAY & REAR GARDEN
- CONVENIENT LOCATION

£162,000





Property Description

INTRO

Shaw's & Co are delighted to offer a brilliant opportunity to acquire a semi detached house within a semi rural location, open views to the front & rear. Externally the property has a wide driveway to the side, rear garden adjoining the farm land/views to the rear. Internally the house comprises, lounge to the front, a dining room, kitchen, two double bedrooms, a family first floor bathroom. UPVC double glazing & gas central heating. The property is within access to all amenities, road & rail links to the A34/A500/M6 with nearby towns Kidsgrove, Biddulph, Congleton. Viewing essential without delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav for postcode ST7 4RJ towards Mow Cop and the property can be found on the left hand side.

LOUNGE

12' 9" x 12' 9" (3.89m x 3.89m)
Window to the front, radiator.



DINING ROOM

12' 8" x 12' 5" (3.86m x 3.78m)

Window to the rear, wall lights, staircase to the first floor, laminate flooring, staircase to the first floor.

KITCHEN

15' 7" x 6' 3" (4.75m x 1.91m)

Comprising fitted base and wall units, single drainer sink, built in oven and hob, tiled floor, radiator. Window to the rear with views over farm land to rear. UPVC entrance door. Window to the side.



FIRST FLOOR LANDING

Access to the loft, doors to the bedrooms and the bathroom.

BEDROOM ONE

12' 8" x 11' (3.86m x 3.35m)

Window to the front with open views to the front, radiator.

BEDROOM TWO

12' 2" x 9' 8" (3.71m x 2.95m)

Window to the rear with views over farm land to the rear, radiator,



BATHROOM

10' 5" x 6' 3" (3.18m x 1.91m)

Window to the rear with views over farmland, a suite comprising a panelled bath, low level W.C, wash hand basin, vanity cabinets, recessed spot lights to ceiling, tiled floor.

EXTERNALLY

A fore court to the frontage. A wide driveway provides plenty of parking spaces for vehicles.

REAR GARDEN

A pleasant garden area laid to lawn, a paved patio area, views over open farm land and beyond to the rear.



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.

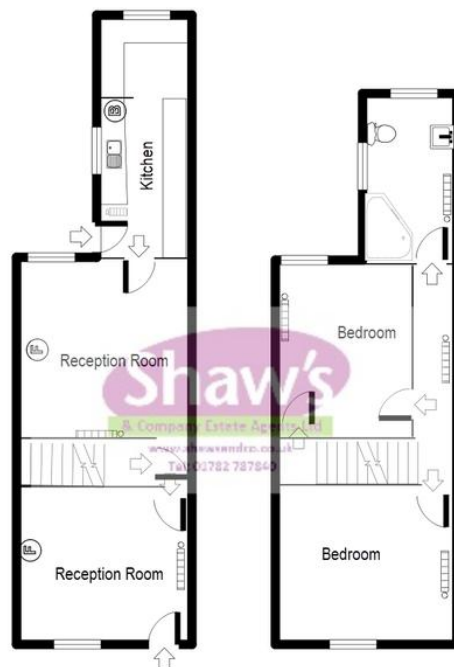
COUNCIL TAX BAND B

EPC RATING (PDF available online)

Current: Potential:







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

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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 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