



**Newchapel Road**  
**Kidsgrove, ST7 4RT**

- A DETACHED RESIDENCE
- WELL REGARDED LOCATION
- NO CHAIN, CORNER PLOT
- LANDSCAPED GARDENS
- PORCH, CLOAKS/W.C
- FULL WIDTH SPACIOUS LOUNGE
- KITCHEN/DINING ROOM
- THREE BEDROOMS & FAMILY BATHROOM

**£225,000**





## Property Description

### INTRO

A beautifully presented detached house within a well regarded location within a corner plot with potential to extend (subject to consent) no chain, comprising entrance porch, cloaks/w.c, hallway, a full width lounge and kitchen/dining room, two double bedrooms, single third bedroom, a main bathroom. Externally are attractive landscaped gardens to the front, side and rear. A driveway provides parking spaces for multiple vehicles. UPVC double glazing & gas central heating. The property is located within easy access to all amenities, local health centre, shops, schools, public transport, excellent road & rail links to all areas. Mow Cop Castle and open countryside walks are close by etc. Viewing imperative without delay.

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4RT. From the roundabout the property can be found on the left hand side, as identified by our for sale sign.



**ENTRANCE PORCH**

Entered through a UPVC door. Window to the front elevation, tiled floor.

**WC**

Windows to the rear and side elevations. Low level W.C. Radiator.

**ENTRANCE HALL**

Staircase to the first floor. Radiator.

**LOUNGE**

15' 10" x 10' (4.83m x 3.05m)

Large bay window to the front elevation. Feature fireplace with inset fire. Radiator.



**KITCHEN/DINER**

15' 10" x 10' 3" (4.83m x 3.12m)

Two windows to the rear elevation. A range of wall and base cupboards, single drainer sink unit, worksurface. Understairs store area. Vaillant gas central heating boiler. Tiled floor.

**FIRST FLOOR LANDING**

Window to the side elevation. Cupboard housing the cylinder. Doors to:



**BEDROOM ONE**

10' 5" x 9' 5" (3.18m x 2.87m)

Window to the front elevation. Over stairs wardrobe. Radiator.

**BEDROOM TWO**

9' 11" x 9' 5" (3.02m x 2.87m)

Window to the rear elevation. Over stairs wardrobe. Radiator.

**BEDROOM THREE**

7' 2" x 6' 1" (2.18m x 1.85m)

Window to the front elevation. Radiator.



**BATHROOM**

7' 5" x 6' 1" (2.26m x 1.85m)

Window to the rear elevation. Suite comprising: panelled bath, low level W.C, wash hand basin. Splash back tiling to the walls. Radiator.

**EXTERNALLY**

**FRONT**

Landscaped garden laid to lawn with shrub borders. A driveway provides off road parking.



#### SIDE GARDEN

A Landscaped garden laid to lawn with shrub borders.

#### REAR

Enclosed by fencing. Paved patio.

#### 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 C

#### EPC RATING (PDF available online)

Current: 67D Potential: 82B









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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