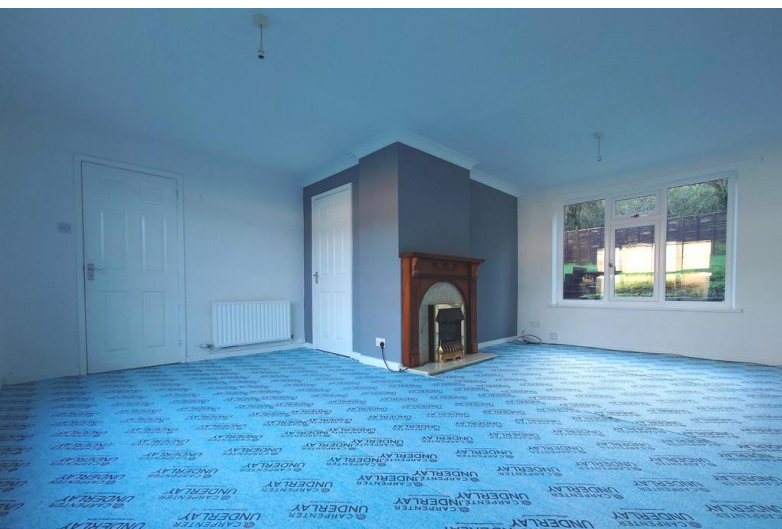


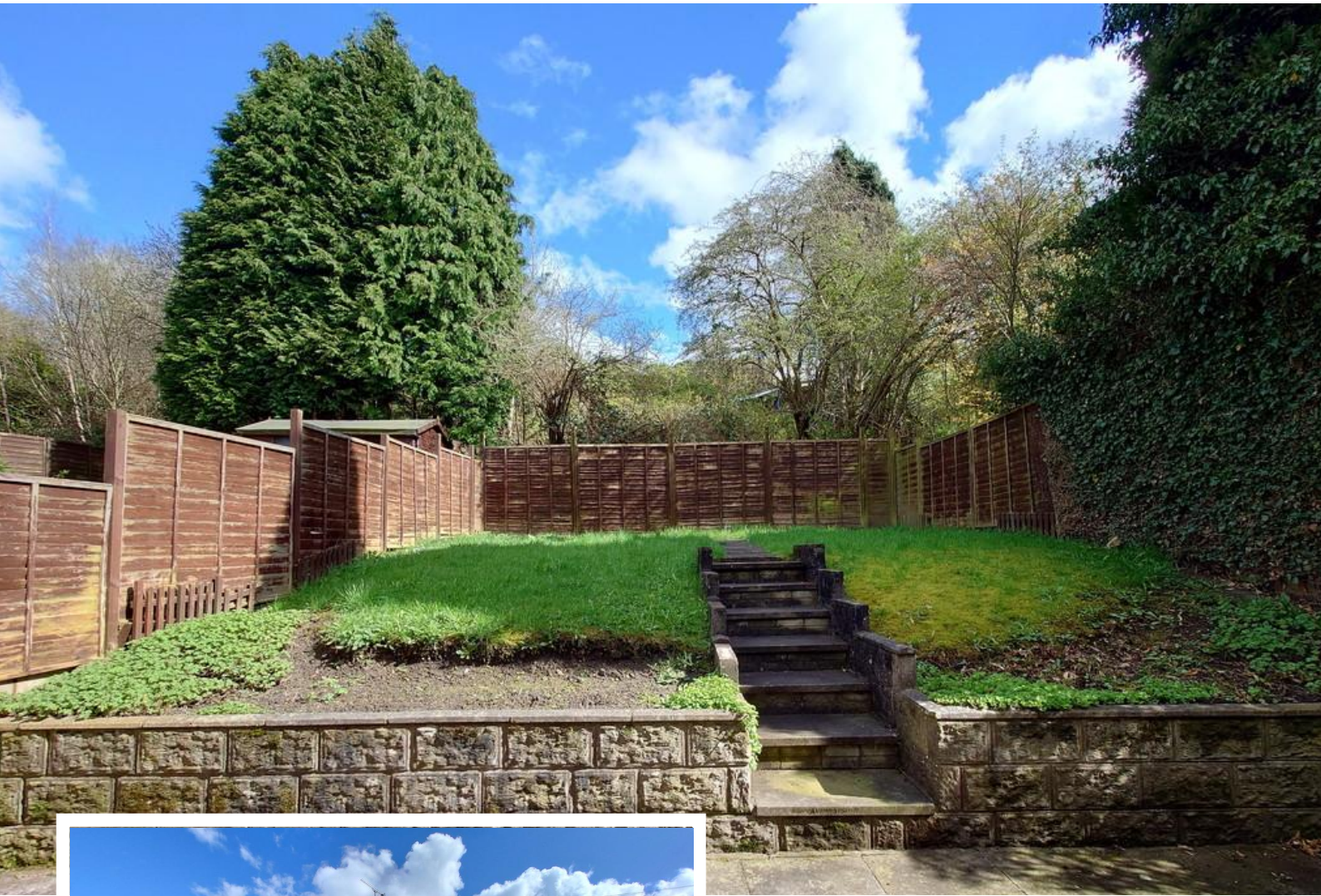


King Street
Kidsgrove, ST7 1HN

- A SEMI DETACHED HOUSE
- CASH BUYERS ONLY - NON MORTGAGEABLE
- DUE TO SCHINDLER CONSTRUCTION
- WELL PRESENTED THROUGHOUT
- THREE BEDROOMS, NO CHAIN
- LOVELY PRIVATE REAR GARDEN
- UPDATED KITCHEN & BATHROOM
- UP TO DATE GAS & ELECTRIC CERTS

£99,950





Property Description

INTRO

An excellent sized and very well presented 3 bed semi detached house for sale with NO CHAIN! For cash buyers only please, as due to the Schindler construction the property is non-mortgageable. The spacious accommodation comprises entrance hall, L-shaped lounge, kitchen, and to the first floor w.c, updated bathroom suite, and three bedrooms. UPVC double glazing and Gas central heating from a Baxi (with guarantee in place until 2026). A driveway and lawn garden to the front, and a beautifully presented and private rear paved and laid to lawn garden. Popular location being within walking distance to Kidsgrove town centre. Viewing essential!

DIRECTIONS

Please use postcode ST7 1HN for Sat Nav/Google Maps. From Kidsgrove town centre, proceed towards King Street, where the property can be found on the right hand side as identified by our For Sale sign.



ADDITIONAL NOTES

- Energy Performance Certificate (D rating) - valid until 7th December 2033
- Gas Safety Certificate - valid until 19th September 2024
- Baxi Boiler warranty - valid until 22nd September 2026
- Gas Safe Register Building Regulations Compliance certificate - issued on 23/09/2021
- EICR Report - conducted in August 2022 with the next inspection recommended by 2027

All rooms in the property have newly fitted underlay, ready for new carpets to be fitted at buyer's discretion (other than the kitchen)



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door. Staircase to the first floor, window to the side. Radiator. Smoke detector.

LOUNGE

17' 10" x 15' 8" (5.44m x 4.78m)

An L-shaped lounge, with windows to the front and rear gardens. Two radiators. Coving to the ceiling. Electric fire and surround. Thermostat heating controls.



KITCHEN

13' 6" x 8' 4" (4.11m x 2.54m)

A fitted kitchen with window overlooking the rear garden. UPVC side access door. Useful understairs walk in storage cupboard. Base and wall mounted cupboard units, single drainer sink unit and worksurfaces over. Cushion flooring. Extractor fan. Radiator. Cupboard housing electric consumer unit and meter. Space and plumbing for washing machine/dishwasher.

FIRST FLOOR LANDING

Window to the side. Access to the loft via pull down ladder (fully insulated).



BEDROOM ONE

14' x 9' 7" (4.27m x 2.92m)

Window to the front, radiator.

BEDROOM TWO

14' 2" x 8' 1" (4.32m x 2.46m)

Window to the rear, radiator. Store cupboard.

BEDROOM THREE

8' 11" x 6' 6" (2.72m x 1.98m)

Window to the front, radiator. Overstairs useful open store area.



W.C

5' 7" x 2' 6" (1.7m x 0.76m)

Low level newly fitted W.C. Window to the side.

BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m)

A recently fitted updated bathroom suite with panelled bath, and new mixer shower attachment over. Wash hand basin. Cushion flooring. New style bathroom panelling to the walls. Two extractors. Frosted window to the rear. Radiator.

EXTERNALLY

FRONT GARDEN

A paved driveway provides parking. Laid to lawn garden area, with shrubs surrounding. Side gate, with access through to the rear garden.

REAR GARDEN

A beautifully presented and private garden area. Paved patio area, with steps up to the laid to lawn garden. Enclosed by fencing. A pleasant outlook.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.



FIXTURES AND FITTINGS

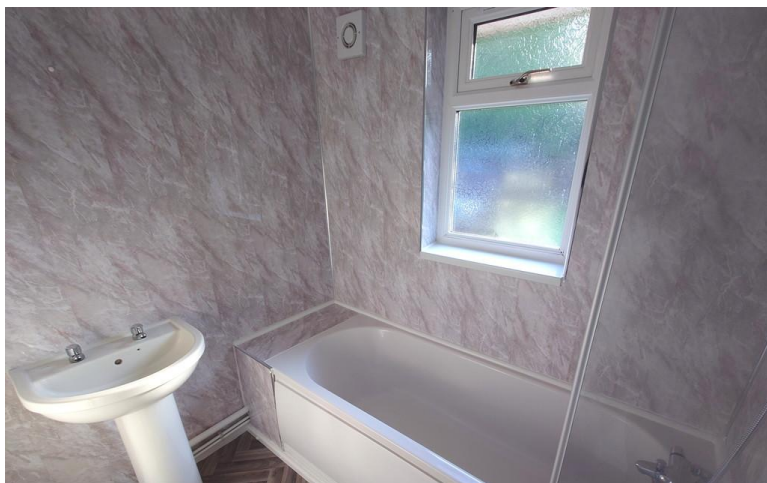
NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard 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 .

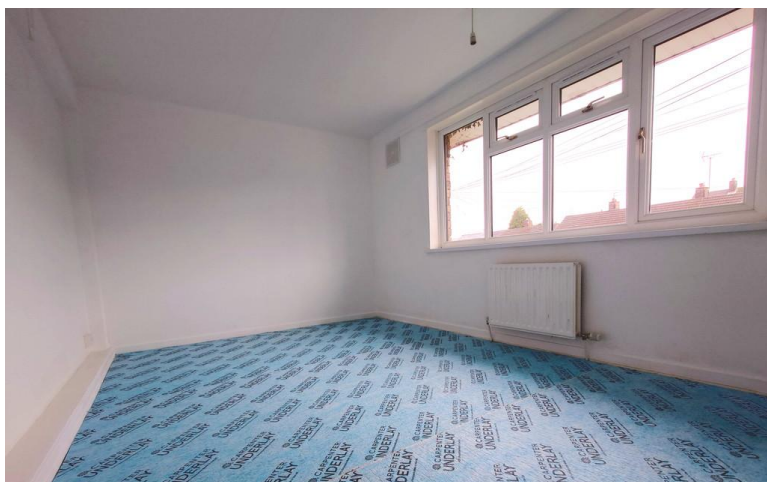
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND A

EPC RATING (PDF available online)

Current: 63D Potential: 83B





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Kidsgrove
Stoke-On-Trent
Staffordshire
ST7 1EA

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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