

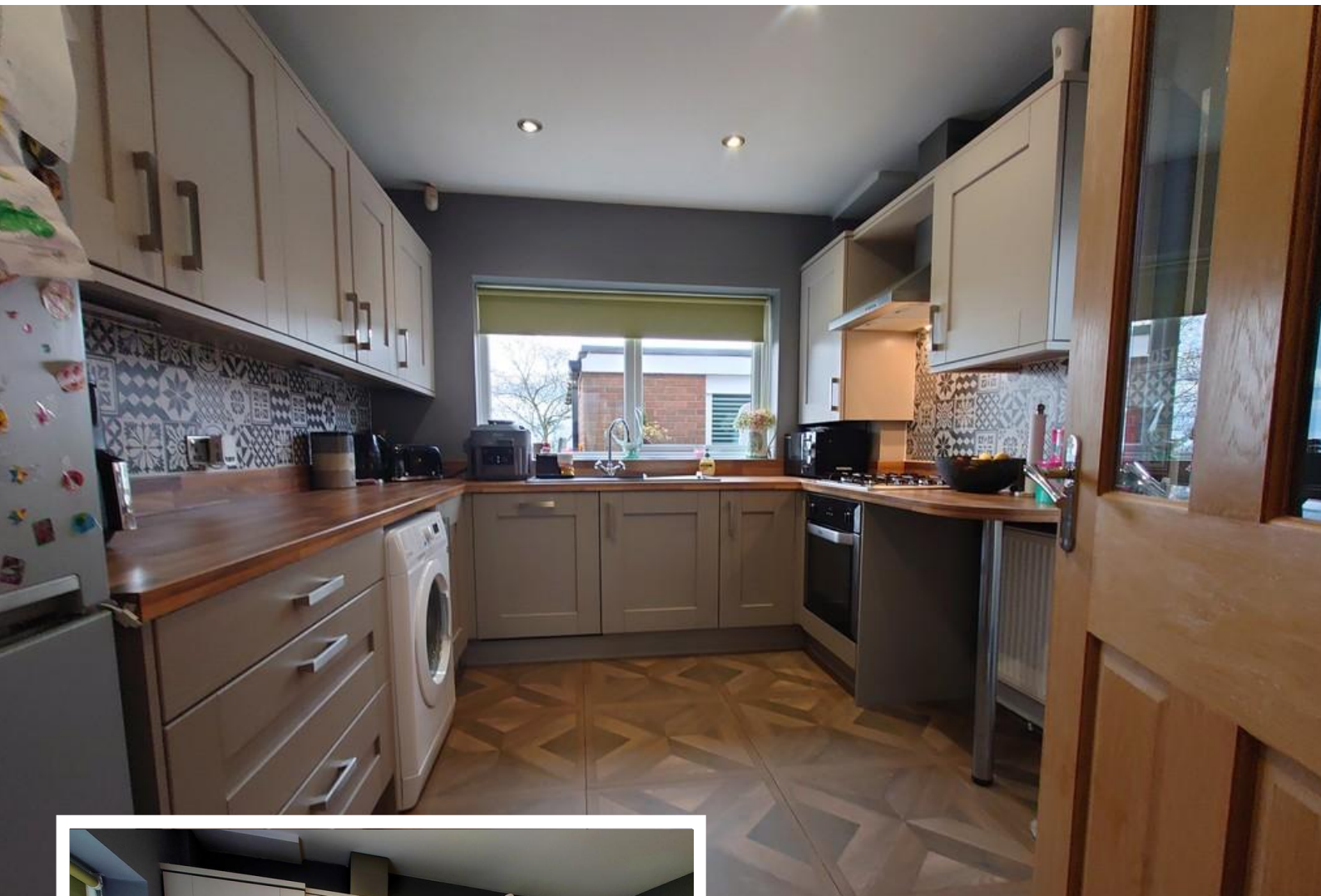


Elm Close
Kidsgrove, ST7 4HR

- BEAUTIFULLY PRESENTED
- SEMI DET RESIDENCE
- GREAT SIZED ROOMS
- HALL, LOUNGE/DINING ROOM
- KITCHEN, UPDATED BATHROOM
- THREE GOOD SIZED BEDROOMS
- LANDSCAPED GARDENS
- GARAGE & DRIVEWAY

£220,000





Property Description

INTRO

Shaw's & Co are delighted to offer a stunning semi detached residence within a popular location comprising, entrance hallway, spacious lounge/dining room, kitchen, three good sized bedrooms, an updated family bathroom. Externally a good sized plot with landscaped gardens to the front and rear. A generous sized garage. UPVc double glazing & gas central heating. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4HR. Turn in to the cul de sac and the property can be found on right hand side, as identified by our for sale sign.

COVERED ENTRANCE PORCH

Door to:

ENTRANCE HALL

Entered through a composite door. Staircase to the first floor. Tiled floor. Double radiator.



LOUNGE/DINER

24' 3" x 13' 1" (7.39m x 3.99m)

Window to the front elevation. Double radiator. Patio doors to:

CONSERVATORY

8' 11" x 8' 1" (2.72m x 2.46m)

Overlooking the garden. Dwarf wall construction with UPVC windows and door.

KITCHEN

11' 1" x 9' 4" (3.38m x 2.84m)

Window to the rear elevation. A range of wall and base units, single drainer sink, worksurface. Built in oven, hob with extractor over. Integrated dishwasher. Space for washing machine. Understairs store. UPVC external access door.



FIRST FLOOR LANDING

Window to the side elevation. Access to the loft. Store cupboard. Doors to:

BEDROOM ONE

12' x 10' 9" (3.66m x 3.28m)

Window to the rear elevation giving far reaching views. Radiator.



BEDROOM TWO

12' 10" x 10' 9" (3.91m x 3.28m)

Window to the front elevation. Radiator.

BEDROOM THREE

8' 10" x 6' 9" (2.69m x 2.06m)

Window to the rear elevation. Radiator.

BATHROOM

8' 10" x 5' 5" (2.69m x 1.65m)

Window to the rear elevation. Suite comprising: panelled bath with shower over, low level W.C, wash hand basin. Tiled floor, splash back tiling to the walls. Vertical radiator.



EXTERNALLY

FRONT

Gravel garden area. Block paved drive provides off road parking.

GARAGE

18' 7" x 12' (5.66m x 3.66m)

Electric roll up door. Window and door to the side elevation.



REAR

An attractive landscaped garden. Access to a lower level area behind the garage.

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 .

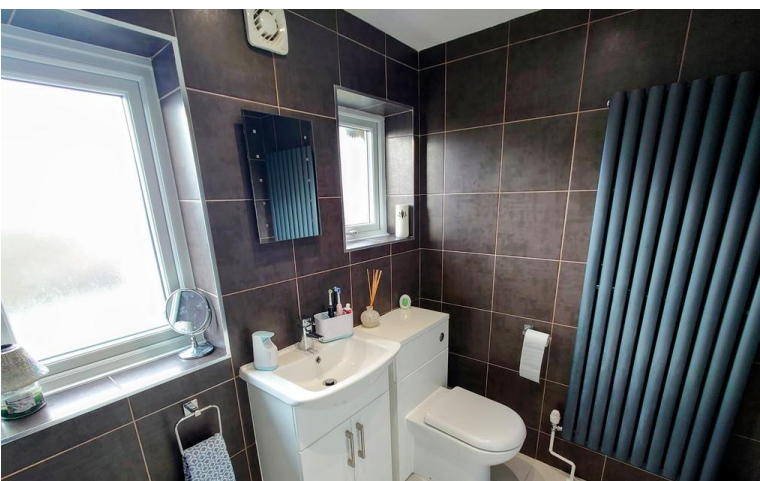
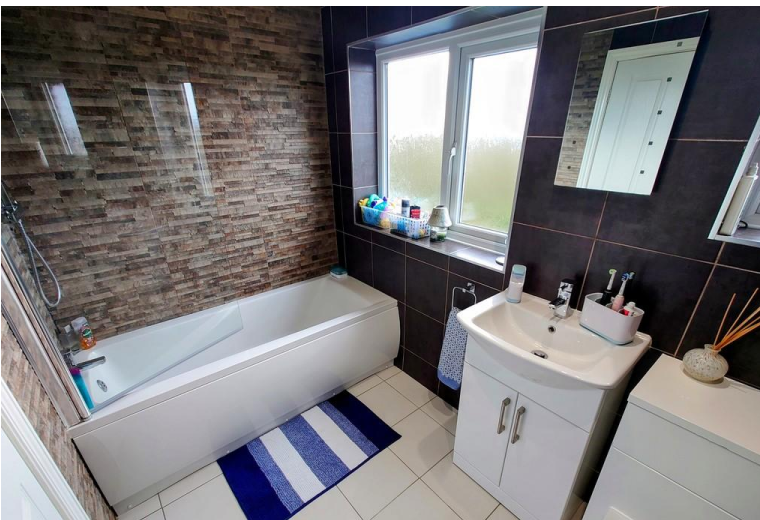
LOCAL AUTHORITY

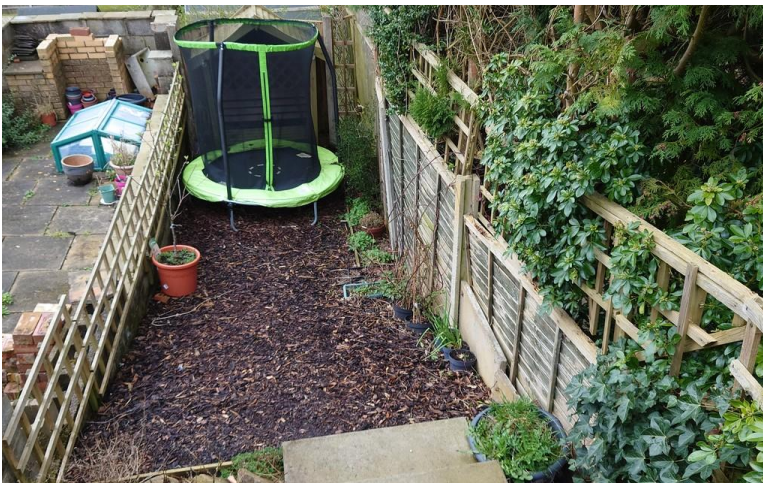
Newcastle Borough Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: Potential:





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

www.shawsandco.co.uk
enquiries@shawsandco.co.uk
01782 787840

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