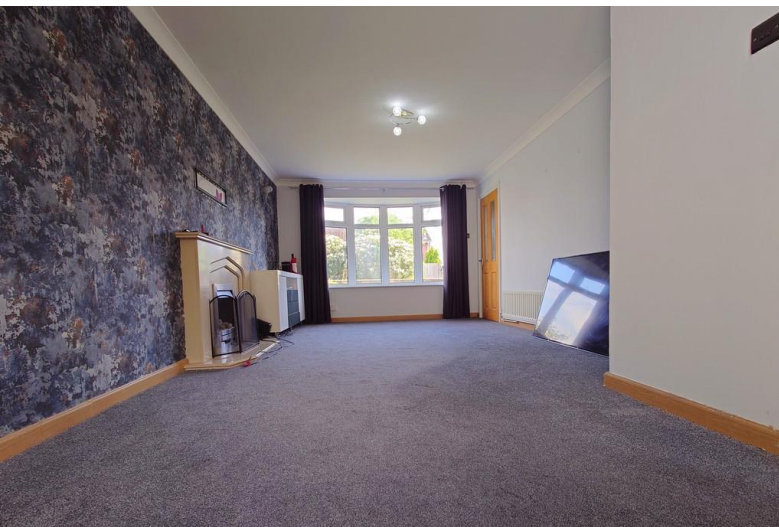




**Selwood Close**  
**Longton, ST3 4SA**

- A SEMI DETACHED HOUSE
- THREE BEDROOMS
- NO CHAIN
- UPVC CONSERVATORY
- GARAGE & PARKING
- TUCKED AWAY POPULAR LOCATION
- UPVC D/G & GAS C/HEATING
- EASY ACCESS TO ROAD LINKS & AMENITIES

**£169,995**





## Property Description

### INTRO

New on the market with NO CHAIN! A well presented THREE bedroom semi detached house set in a lovely tucked away location! Comprising entrance hall, good sized lounge, UPVC conservatory, kitchen, ground floor bathroom, with three bedrooms and an ensuite to the first floor. UPVC double glazing and gas central heating. A garage and parking is located to the front of the property. Lawn gardens to the front and rear. Ideal convenient location being nearby to amenities and road links across the city. Don't miss this amazing opportunity - Contact us today to get your viewings booked!

### DIRECTIONS

Please use postcode ST3 4SA for Sat Nav/Google Maps. From Ramage Grove, turn right into Wingrove Avenue and take the second left into Selwood Close, where the property can be identified by our For Sale sign.

### ACCOMMODATION



#### ENTRANCE HALL

UPVC front entrance door . Frosted window to the front. Radiator. Staircase to the first floor. Laminate flooring.

#### BATHROOM

9' 7" x 6' 6" (2.92m x 1.98m)

Comprising a panelled bath, low level W.C and wash hand basin. Frosted window to the side. Radiator. Tiled walls and tiled flooring. Useful understairs storage cupboard.

#### LOUNGE

22' 2" x 11' 1" (6.76m x 3.38m)

A spacious living room with window to the front, radiator. Gas fire and feature surround. Two wall lights. Coving to the ceiling. Double French doors to:



#### CONSERVATORY

9' 11" x 9' 10" (3.02m x 3m)

A dwarf wall and UPVC conservatory. Tiled flooring. Double French doors to the rear garden.

#### KITCHEN

8' 9" x 7' 10" (2.67m x 2.39m)

A well presented fitted kitchen comprising base and wall mounted cupboard units, worksurfaces. Single drainer sink unit. Space and plumbing for a washing machine. Space for a tall standing fridge freezer. Electric oven, gas hob with extractor above. Tiled walls and flooring. Window to the rear. UPVC side access door.



#### FIRST FLOOR LANDING

Frosted window to the side. Door to storage cupboard also housing Alpha Evoke 28 gas combi boiler.

#### BEDROOM ONE

14' 10" x 9' 7" (4.52m x 2.92m)

Window to the front, radiator. Door to:

#### ENSUITE

Comprising an enclosed shower cubicle with mains pressured shower. Low level W.C and wash hand basin. Tiled walls. Cushion flooring.



#### BEDROOM TWO

11' x 9' 5" (3.35m x 2.87m)

Window to the rear, radiator.

#### BEDROOM THREE

9' 6" x 6' 10" (2.9m x 2.08m)

Window to the rear, radiator.

#### EXTERNALLY



#### FRONT GARDEN

A paved pathway leads to the front door and to the side of the property. Laid to lawn front garden with shrubs, enclosed by a wall. The parking is opposite the property, in front of the garage.

#### REAR GARDEN

A lovely private garden space, being laid to lawn, with paved patio areas, being enclosed by fencing and shrub borders.

#### 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.

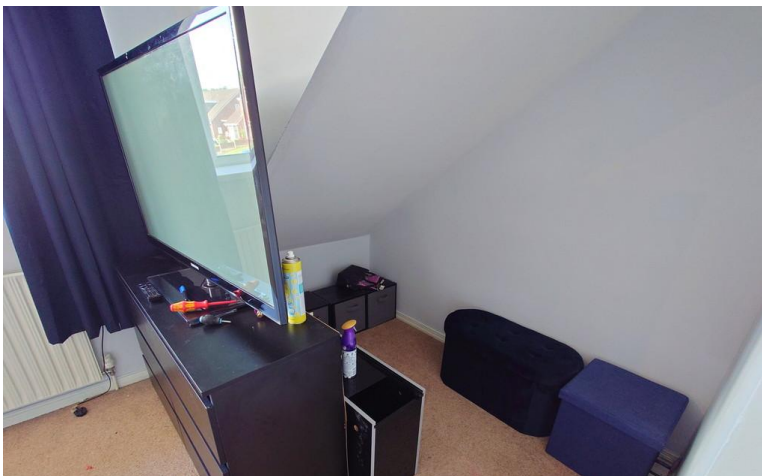


#### MORTGAGES

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 be 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 .



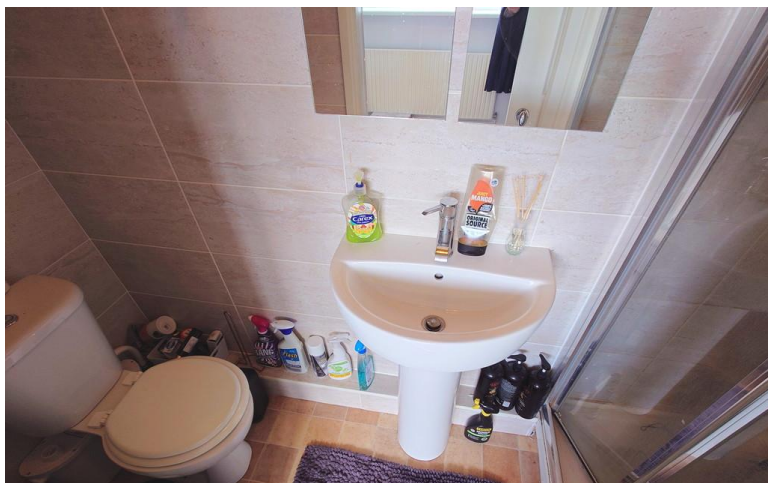
#### LOCAL AUTHORITY

Stoke-on-Trent City Council.

#### COUNCIL TAX BAND C

#### EPC RATING (PDF available online)

Current: 62D Potential: 80C

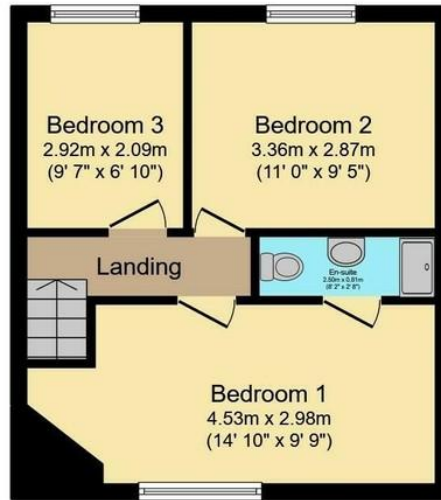




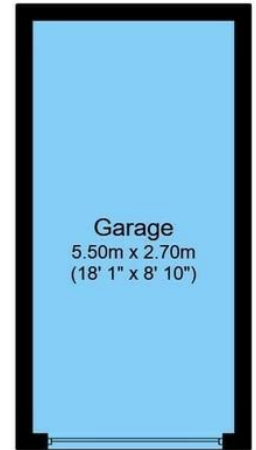




**Ground Floor**



**First Floor**



**Garage**

Total floor area 93.6 sq.m. (1,008 sq.ft.) approx

43 Liverpool Road  
 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 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