



**Birch Valley Road**  
**Kidsgrove, ST7 4GN**

- A DETACHED RESIDENCE WITH NO CHAIN
- APPROX 124SQM ACCOMMODATION
- HALL, LOUNGE, DINING ROOM,
- CLOAKS/W.C, BREAKFAST KITCHEN
- 4 BEDROOMS, ENSUITE & BATHROOM
- LANDSCAPED GARDENS, GARAGE
- POPULAR BIRCHENWOOD LOCATION
- UPVC D/GLAZING & GAS C/HEATING

**£325,000**





## Property Description

### INTRO

Shaw's & Co are delighted to offer for sale WITH NO CHAIN - A stunning and spacious three storey detached house of approx 124 SQM comprising, entrance hall, cloaks/w.c lounge, breakfast kitchen, dining room, four bedrooms, ensuite & a family bathroom. An attached garage. Externally landscaped garden to the front & rear. UPVC double glazing & gas central heating. The property is located within the popular Birchenwood Country Park with acres of countryside close by yet amenities & road & rail links. Viewing imperative without delay!

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4GN. Turning in to Birch Valley Road, the property can be found on the right hand side, as identified by our for sale sign.

### ENTRANCE HALL

Entered through front composite door. Staircase to the first floor. Understairs store with space for appliance (Washing machine). Radiator.





#### LOUNGE

16' 6" x 10' 8" (5.03m x 3.25m)

Window to the front, two radiators. Laminate flooring. Coving to the ceiling.

#### CLOAKROOM

Low level W.C, wash hand basin. Radiator. Window to the side.

#### KITCHEN/BREAKFAST ROOM

17' x 7' 10" (5.18m x 2.39m)

Window to the rear elevation. A range of wall and base units, single drainer sink, worksurface. Built in double oven, hob with extractor over. Integrated dishwasher. Breakfast bar. Side access door. Under plinth heater.



#### DINING ROOM

9' 1" x 8' 2" (2.77m x 2.49m)

French door to the rear, radiator.

#### FIRST FLOOR LANDING

Doors to:

#### BEDROOM ONE

17' 6" x 12' 7 max" (5.33m x 3.84m)

Window to the rear elevation. Spacious L shaped room. Radiator. Door to:



#### ENSUITE

Suite comprising: panelled bath, W.C, wash hand basin. Splash back tiling. Radiator.

#### BEDROOM TWO

10' 9" x 9' 3" (3.28m x 2.82m)

Window to the front elevation. Radiator.

#### BATHROOM

Suite comprising a panelled bath, W.C, wash hand basin. Frosted window to the front. Tiled walls. Radiator.



#### SECOND FLOOR LANDING

Doors to:

#### BEDROOM THREE

14' x 9' 5" (4.27m x 2.87m)

Window to the front elevation. Radiator.

#### BEDROOM FOUR

10' 5" x 10' (3.18m x 3.05m)

Window to the rear elevation. Radiator.



#### SHOWER ROOM

Enclosed shower cubicle, low level W.C, wash hand basin.  
Radiator.

#### EXTERNALLY

##### FRONT

The property sits on a lovely corner plot. A paved driveway provides ample off road parking, and shrub borders.

##### GARAGE

17' 3" x 8' 5" (5.26m x 2.57m)

Front entrance door, rear access door. Glow worm gas central heating boiler.



##### REAR GARDEN

A beautifully presented garden attracting the afternoon sun. A landscaped garden, being astro turf with a paved patio area.

##### VIEWING ARRANGEMENTS

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

##### FIXTURES AND FITTINGS

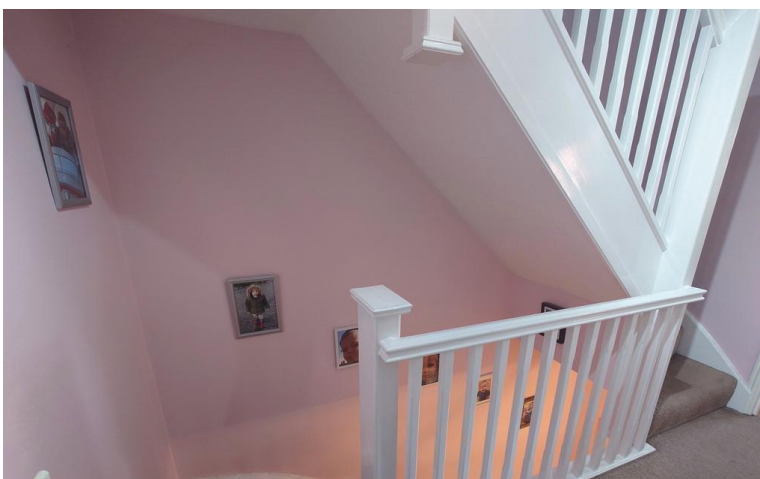
NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order.

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

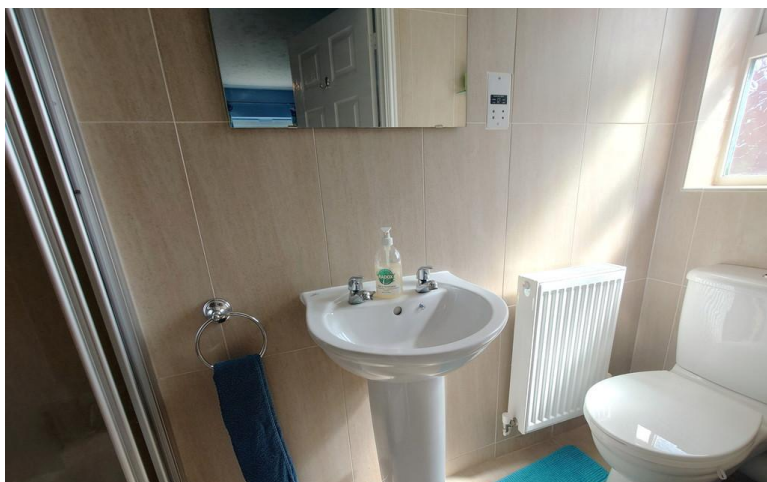
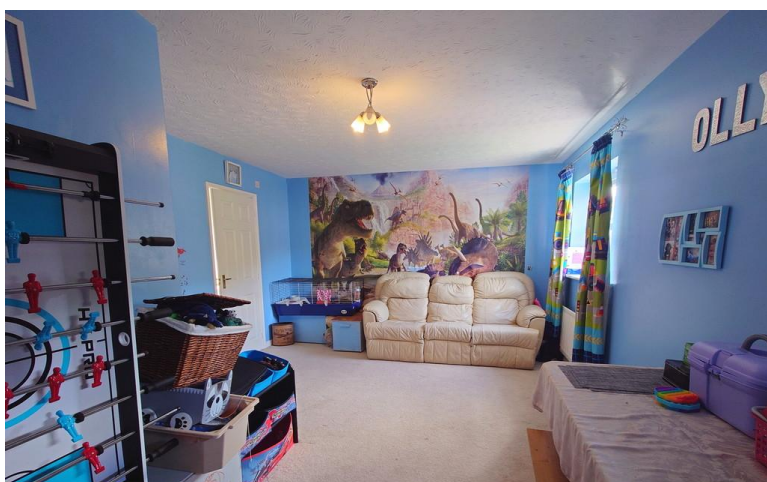
Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .



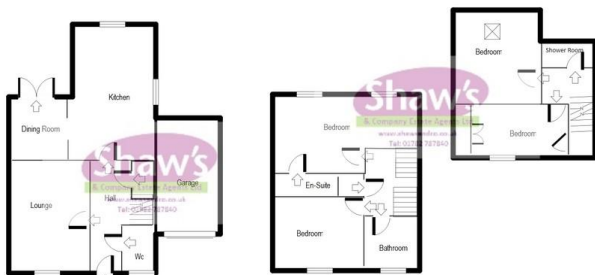
LOCAL AUTHORITY  
Newcastle Borough Council.

COUNCIL TAX BAND D

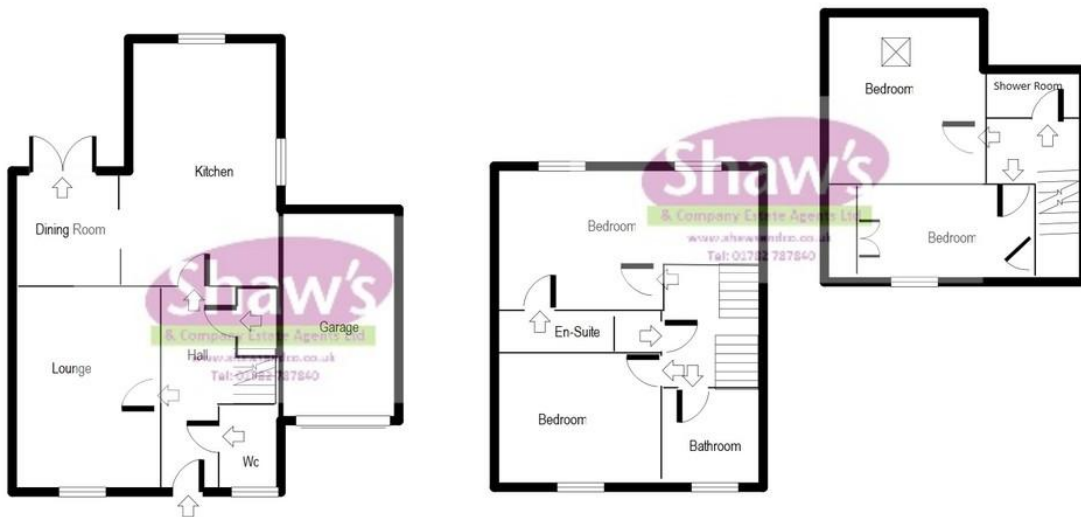
EPC RATING (PDF available online)  
Current: 73C Potential: 85B







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 windows, 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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 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