

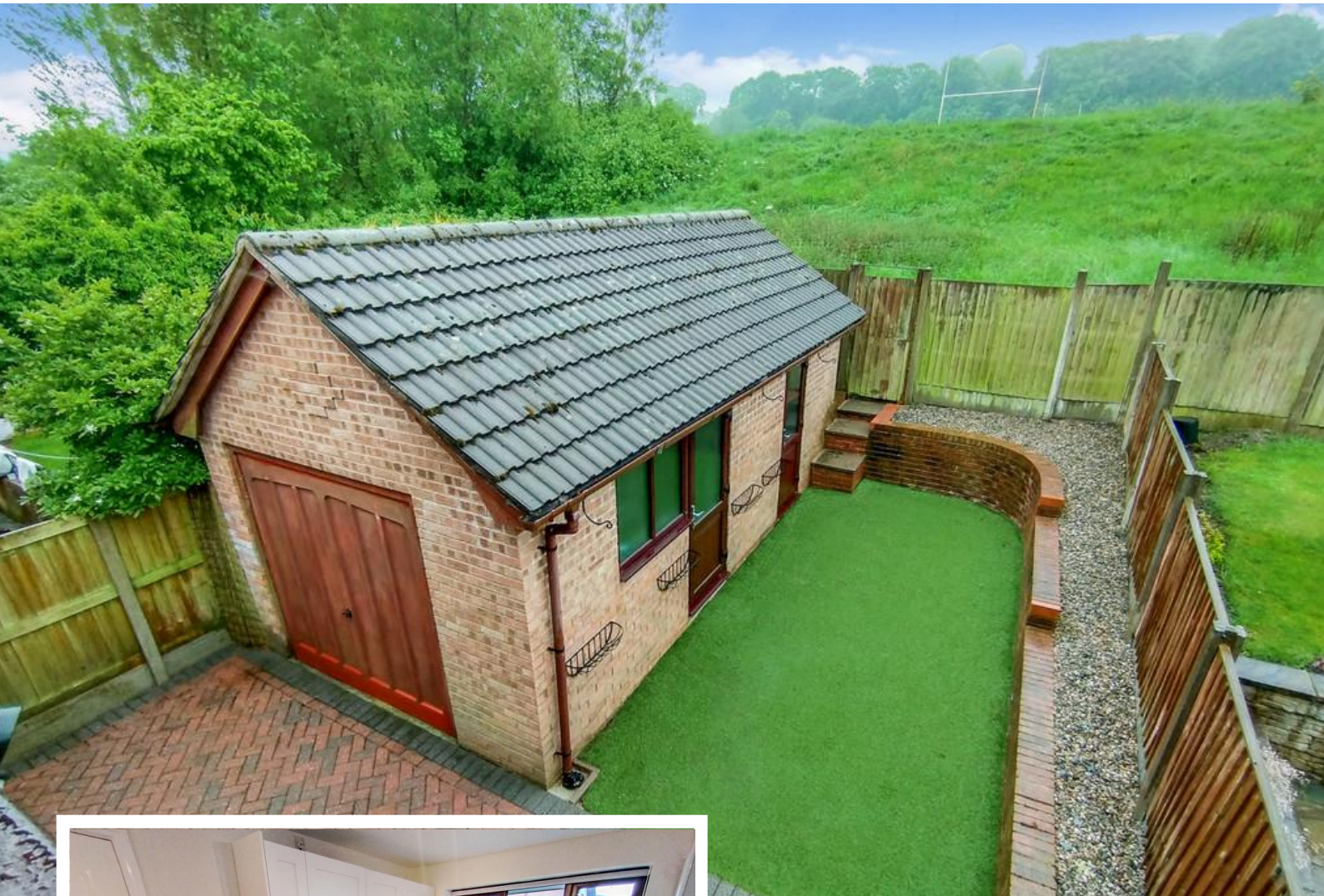


Springfield Drive
Kidsgrove, ST7 1BL

- DETACHED RESIDENCE
- NO CHAIN
- WELL IMPROVED THROUGHOUT
- NEW CARPETS, DECOR ETC
- THREE BEDROOMS, WHITE FAMILY BATHROOM
- GOOD SIZED GARAGE/OUTBUILDING
- UPVC D/G, GAS C/H
- POPULAR & CONVENIENT LOCATION

£210,000





Property Description

INTRO

A beautifully presented improved detached residence located within a well regarded cul de sac, no chain, which must be seen to be fully appreciated comprising, entrance hallway, breakfast kitchen, side porch, a full width spacious lounge, three bedrooms and a white family bathroom all beautifully presented, new carpets, flooring, decor. Externally a frontage provides parking spaces, leading alongside the house to a brick built detached outbuilding garage. A lovely landscaped rear garden area attracting lots of sun, with a patio and lawn garden area. UPVC double glazing & gas central heating. The property is located within easy access to lots of facilities and road links over to the A35/A500 and rail links at Kidsgrove/Alsager. Viewing imperative without delay.

DIRECTIONS

Please follow Sat Nav with postcode ST7 1BL. Turn in to the right hand cul de sac and the property can be found on the left hand side.



ENTRANCE HALL

Entered through a UPVC door. Stairs to the first floor. Radiator. Coir matting and recent fitted laminate flooring. Radiator. Door to;

BREAKFAST KITCHEN

11' 5" x 8' 11" (3.48m x 2.72m)

Comprising fitted base and wall units, work surfaces, built in oven, hob and extractor, spaces for appliances, window to the front, tiled floor, dining table space, UPVC side door to;

SIDE ENTRANCE PORCH

With UPVC double glazed windows and external door.



LOUNGE

15' 2" x 11' 11" (4.62m x 3.63m)

With new fitted laminate flooring, feature fireplace, patio doors to the garden. Under stairs store area.

FIRST FLOOR LANDING

Window to the side, new fitted carpet.

BEDROOM ONE

13' x 9' 11" (3.96m x 3.02m)

Window to the front, radiator, fitted wardrobes. New fitted laminate flooring.



BEDROOM TWO

10' 8" x 9' 1" (3.25m x 2.77m)

Window to the rear, radiator, new fitted laminate flooring.

BEDROOM THREE

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

Window to the rear, with a pleasant outlook, radiator.

BATHROOM

Comprising a pannelled bath and over bath shower, low level W.C, wash hand basin, splash back tiling to the walls, window to the front. Radiator.



EXTERNALLY

A front garden, laid to lawn, a block paved driveway provides parking spaces, access to the side of the house, the porch if removed could provide access to the garage.

REAR GARDEN

A block paved area leading to the Astro turf garden with gravel borders.



OUTBUILDING/GARAGE

21' x 9' 8" (6.4m x 2.95m) max

A good sized garage/outbuilding of detached brick construction with a pitched roof, electric light and power, currently split in to form two areas, the rear room is approx included within the dimensions.

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: 65D Potential: 81B



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Agents Note: Whilest 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 whilest every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements