



**Bedford Road**  
**Kidsgrove, ST7 1HQ**

- SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- NEW FITTED BREAKFAST KITCHEN
- L SHAPED LOUNGE/DINING ROOM
- THREE BEDROOMS, FAMILY BATHROOM
- LANDSCAPED GARDENS
- UPVC D/G, GAS C/H
- NO CHAIN - CASH BUYERS ONLY

**Offers Over**  
**£140,000**





## Property Description

### INTRO

A well presented & recently improved semi detached house - NO CHAIN - Cash buyers only please. Set within a corner plot with Gloucester Road. An ideal investor property for the rental market or for cash buy family, a newly installed breakfast kitchen, new decor throughout, comprising a spacious L shaped lounge/dining room, three bedrooms, a family bathroom. UPVC double glazing & gas central heating. Externally a corner plot with lawn gardens all enclosed. The property is located within easy access to all amenities, schools, shops and recreation. Viewing imperative without delay.

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1HQ. From Kidsgrove town centre proceed along Liverpool Road. Turn right just beyond Tesco in to Gloucester Road, turn second right in to Bedford Road, the property can be found on the right hand side, as identified by our for sale sign.



#### ENTRANCE HALL

Entered through a UPVC door. Window to the side elevation. Stairs to the first floor. Radiator.

#### LOUNGE/DINER

17' 8" x 15' 3" (5.38m x 4.65m)

L shaped room with windows to the front and rear elevations. Double radiator.

#### KITCHEN

12' 6" x 11' 7" (3.81m x 3.53m)

Window to the rear elevation. A range of newly installed wall and base units, one and a half bowl single drainer sink unit, work surfaces, built in oven and hob, extractor. Plumbing and space for washing machine. Understairs store. Rear access door.



#### FIRST FLOOR LANDING

Window to the side elevation. Doors to:

#### BEDROOM ONE

13' 9" x 9' 5" (4.19m x 2.87m)

Window to the front elevation. Radiator.

#### BEDROOM TWO

14' 2" x 7' 10" (4.32m x 2.39m)

Window to the rear elevation. Radiator.



#### BEDROOM THREE

8' 7" x 6' 8" (2.62m x 2.03m)

Window to the front elevation. Over stairs store housing the modern Main Eco gas combi central heating boiler. Radiator.

#### BATHROOM

Window to the rear elevation. White suite comprising: panelled bath over bath shower, low level W.C, wash hand basin. Splash back tiling to the walls.

#### EXTERNALLY

#### FRONT

With hedgerow boundary the garden extends to the side and is laid to lawn. A pathway leads to the front door.

#### REAR

With a hedgerow and laid to lawn. A good sized corner plot garden. Potential space for a garage subject to consent.

#### 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: 75C Potential: 88B







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 services, 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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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