

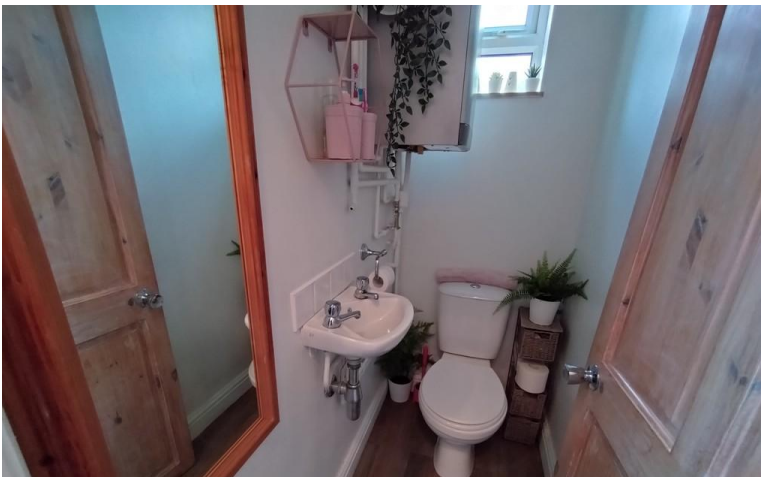


**Cotton Road**  
**, ST6 5QB**

- BEAUTIFULLY PRESENTED
- SEMI DETACHED HOUSE
- HALL, CLOAKS/W.C
- LOUNGE, KITCHEN/DINING ROOM
- THREE BEDROOMS, FAMILY BATHROOM
- LANDSCAPED GARDENS
- DRIVEWAY, UPVC D/G GCH
- CONVENIENT LOCATION

**£135,000**





## Property Description

### INTRO

Located within a popular and convenient location a good sized semi house within a good sized plot, comprising, hall way, lounge, kitchen/dining room, rear hall, cloaks/w.c, two double bedrooms, third bedroom, a first floor bathroom. Externally a driveway provides parking spaces, a landscaped front garden. A further paved parking/patio area with space to extend the house subject to consent. A landscaped good sized garden area laid to lawn and fully enclosed. UPVC double glazed windows and doors, a combi gas fired boiler. The property has lots of amenities close by with excellent road links to the A500/A34/M6 Viewing imperative without further delay. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST6 5QB, the property can be identified by our for sale sign.



**ENTRANCE HALL**

Entered through a UPVC door. Staircase to the first floor, radiator.

**LOUNGE**

13' 7" x 12' 11" (4.14m x 3.94m)

Window to the front elevation. Under stairs store, wall lights, radiator. Fireplace and inset fire.

**KITCHEN/DINER**

12' 10" x 9' 3" (3.91m x 2.82m)

Window to the rear elevation. A range of wall and base units, single drainer sink, worksurface. Built in double oven, hob, with extractor over. Splash back tiling to the walls, radiator. Door to:

**REAR HALL**

UPVC side access door. Radiator. Door to:

**CLOAKROOM**

Window to the rear elevation. Low level W.C. Tiled floor.

**FIRST FLOOR LANDING**

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

**BEDROOM ONE**

12' 6" x 9' 5" (3.81m x 2.87m)

Window to the rear elevation. Radiator. Fitted wardrobes. Exposed painted floor boards.

**BEDROOM TWO**

10' 5" x 9' 10" (3.18m x 3m)

Window to the front elevation. Radiator. Fitted wardrobes.

**BEDROOM THREE**

9' 2" x 6' 7" (2.79m x 2.01m)

Window to the rear elevation. Store cupboard. . Radiator.

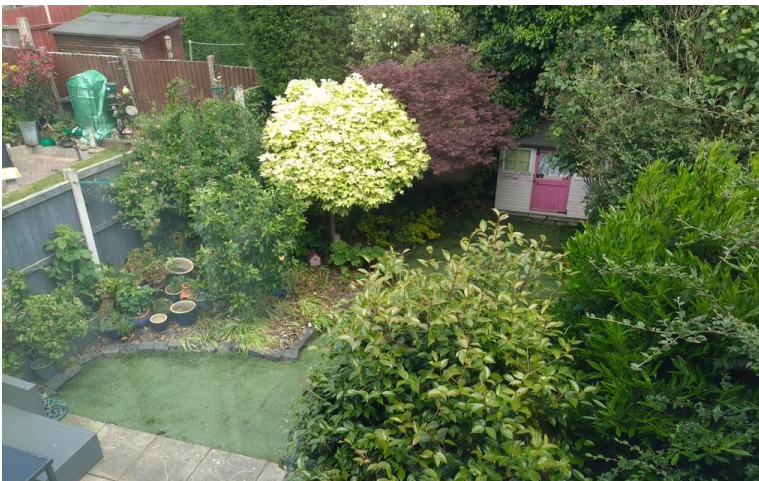
**BATHROOM**

Window to the front elevation. Suite comprising: panelled bath with electric shower over, low level W.C, wash hand basin. Radiator.

**EXTERNALLY**

**FRONT**

Landscaped garden with shrub borders. A driveway provides off road parking.





#### REAR

An enclosed landscaped garden with a astro turf garden area, a wealth of colour and privacy from the shrubs. A paved patio, further paved area for extra parking or storage area to the side of the house. Potential to use this space to extend the property, 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

Stoke On Trent City Council



#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: Potential:



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

[www.shawsandco.co.uk](http://www.shawsandco.co.uk)  
[enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)  
01782787840

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