

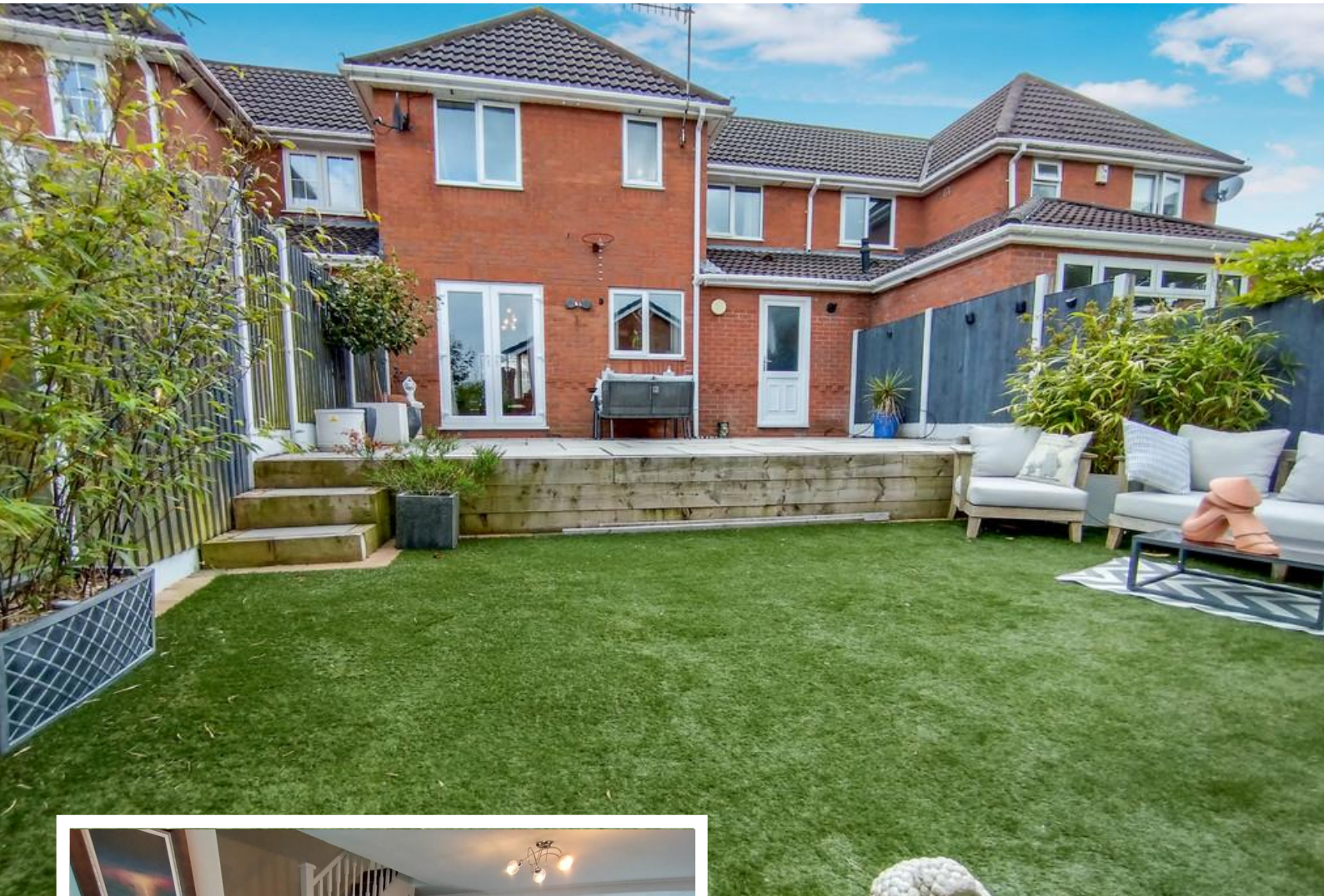


Mossfield Crescent
Kidsgrove, ST7 4YA

- BEAUTIFULLY PRESENTED
- SPACIOUS TOWN HOUSE
- HALL, CLOAKS/W.C
- SPACIOUS THROUGH LOUNGE/DINER
- KITCHEN, UTILITY, CLOAKS/W.C
- THREE BEDROOMS, BATHROOM
- ENSUITE & GARAGE
- LANDSCAPED GARDENS

£235,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented spacious semi detached house which must be viewed to be fully appreciated comprising entrance hall, cloaks/w.c, good sized lounge, dining room, kitchen, utility room, integral garage, three good sized bedrooms, an ensuite & family bathroom. Externally the frontage provides lots of parking, a beautiful landscaped rear garden designed for low maintenance. UPVC double glazing & gas central heating. The property is located within easy access to all amenities close by and excellent road & rail links. Viewing essential without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4YA. Turn in to Mossfield and the property can be found on the left hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a composite door. Tiled floor, radiator.





CLOAKROOM

Low level W.C, wash hand basin. Tiled floor, radiator.

LOUNGE/DINER

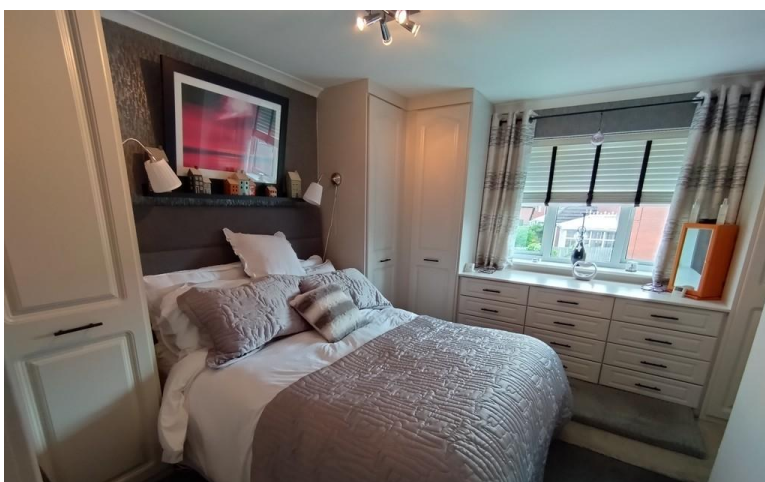
25' 3" x 13' 7" (7.7m x 4.14m)

Window to the front elevation. French doors to the rear. Coving to the ceiling, laminate flooring. Two vertical radiators.

KITCHEN

8' 4" x 8' (2.54m x 2.44m)

Window to the rear elevation. A range of wall and base units, single drainer ceramic sink, worksurface. Built in double oven, hob with extractor over. Wall mounted gas central heating boiler. Tiled floor. Rear access door.



UTILITY ROOM

5' 10" x 5' (1.78m x 1.52m)

Fitted wall and base units, worksurface. Door to the garden.

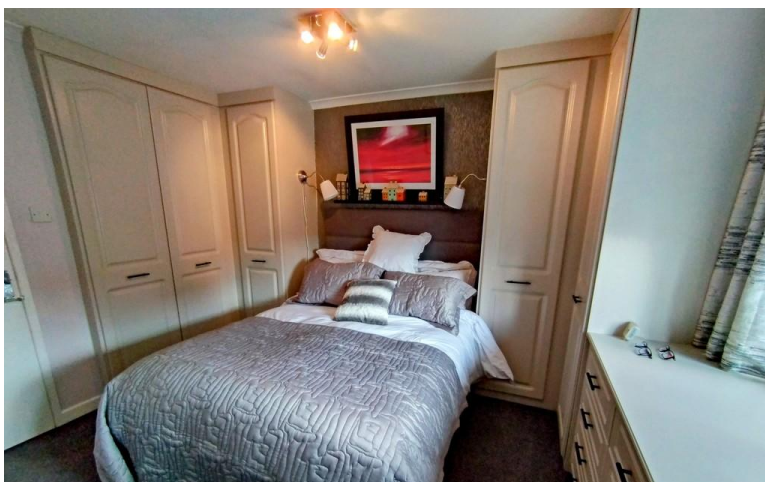
INTEGRAL GARAGE

18' x 8' (5.49m x 2.44m)

Up and over front door. Door to the utility room.

FIRST FLOOR LANDING.

Access to the loft, vertical radiator. Doors to:



BEDROOM ONE

13' 5 max" x 12' 5 reducing to 10" (4.09m x 3.78m)

Window to the front elevation. Fitted wardrobes, radiator. Door to:

ENSUITE

Window to the front elevation. Suite comprising: Low level W.C, wash hand basin. Enclosed shower cubicle. Chrome towel rail.

BEDROOM TWO

10' 10" x 7' 4" (3.3m x 2.24m)

Window to the rear elevation. Radiator.

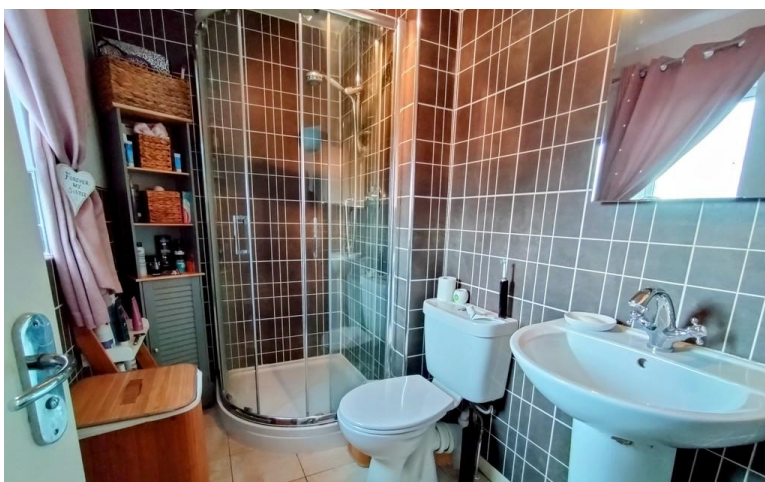
BEDROOM THREE

10' 7" x 7' 10" (3.23m x 2.39m)

Window to the rear elevation. Radiator.

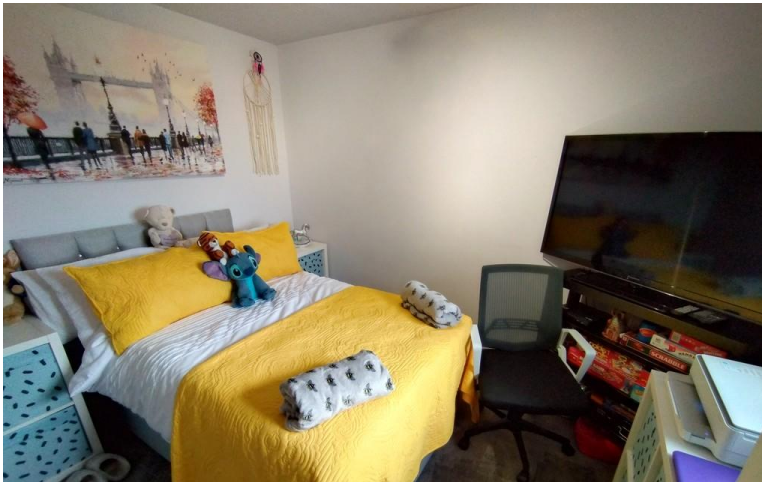
BATHROOM

Window to the rear elevation. Suite comprising; panelled bath, low level W.C, wash hand basin. Radiator.



FRONT

Paved driveway providing off road parking.



REAR

Enclosed landscaped garden with paved patio areas.

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

Newcastle Borough Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)

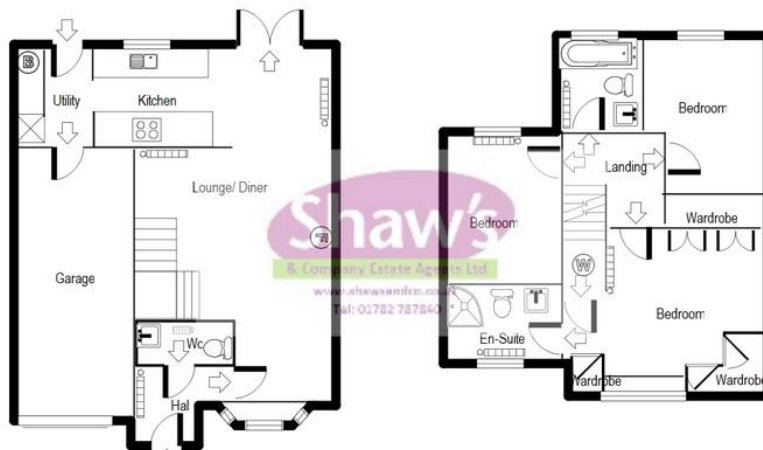
Current: Potential:







While every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.
 The 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 iVisual Builder



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

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

www.shawsandco.co.uk
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 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