



**Beech Drive**  
**Kidsgrove, ST7 1BA**

- SEMI DETACHED HOUSE
- NO CHAIN
- WELL REGARDED LOCATION
- EXTEDNED KITCHEN/DINING ROOM
- THREE GOOD SIZED BEDROOMS
- LARGE FAMILY BATHROOM
- UPVC D/G, GAS C/H
- LANDSCAPED GARDENS

**£210,000**





## Property Description

### INTRO

An extended semi detached house located along Beech Drive, Clough Hall with no chain, comprising a spacious lounge/dining room, an extended kitchen, cloaks/w.c, inner hall, integral former garage/hobbies room, three spacious bedrooms with plenty of dormer head height, a large family bathroom, with potential to reduce in size to form a 4th bedroom. UPVC double glazing & gas central heating. Externally landscaped front and a good sized rear garden with a pleasant out look to the rear. The property is within a pleasant location with easy access to all amenities and road/rail links. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 1BA. Where the property can be found on the left hand side.

### ENTRANCE AREA

Entered through a UPVC door with glazed panels. Door to:





#### LOUNGE

16' 5" x 12' (5m x 3.66m)

Bow window to the front elevation. Feature fireplace with inset fire. Arch to:

#### DINING ROOM

10' x 8' 2" (3.05m x 2.49m)

Patio doors to the rear. Radiator.

#### KITCHEN/BREAKFAST ROOM

14' 7" x 10' 10" (4.44m x 3.3m)

Window to the side elevation. A range of wall and base units, sink, worksurface. Built in double oven, hob with extractor over. Tiled floor. Cupboard housing the gas fired boiler. Rear Access door. Radiator.



#### INNER HALL

Staircase to the first floor with half landing and a window. Understairs store. Radiator.

#### CLOAKROOM

Low level W.C. Tiled walls and floor. Radiator, tiled floor.

#### FIRST FLOOR LANDING

Store area off to the eaves with electric light. Doors to:

#### BEDROOM ONE

11' 11" x 11' 8" (3.63m x 3.56m)

Window to the front elevation. Radiator. Full ceiling height.



#### BEDROOM TWO

10' 2" x 10' 1" (3.1m x 3.07m)

Window to the rear elevation. Radiator. Full ceiling height.

#### BEDROOM THREE

10' 8" x 7' 9" (3.25m x 2.36m)

Window to the side elevation. Radiator. Full ceiling

#### BATHROOM

13' 8" x 8' 9" (4.17m x 2.67m)

A generous space with windows to the front and side elevations. Suite comprising: pannelled bath with a separate double shower low level W.C, wash hand basin. Radiator. Full ceiling height.



#### EXTERNALLY

#### FRONT GARDEN

A frontage provides a driveway for parking of vehicles. A laid to lawn garden area. A wide pathway leads along side the house.



#### FORMER GARAGE ROOM

14' x 8' 7" (4.27m x 2.62m)

Side access door, window to the side, electronic roll up front door. A useful former garage for hobbies, bikes storage or hobbies room.

#### REAR GARDEN

A good sized landscaped rear garden laid to lawn with a pleasant out look attracting afternoon sun.

#### 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

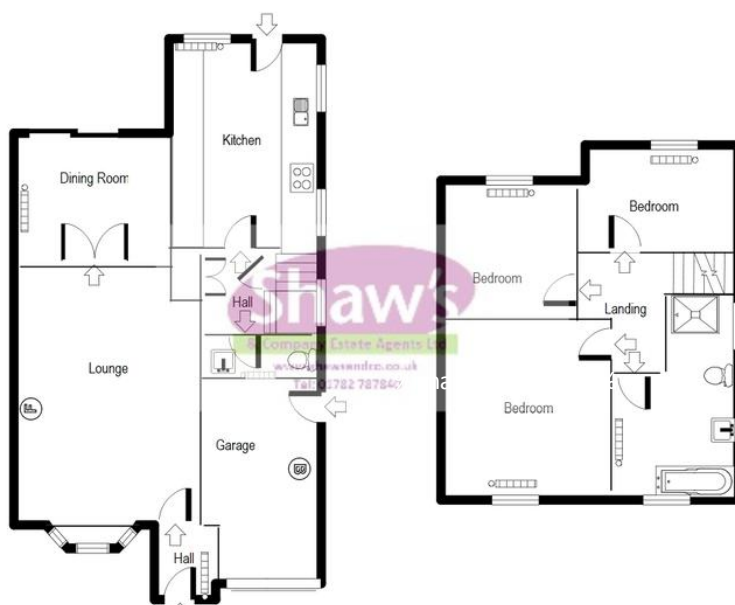
Newcastle Borough Council.

#### COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: 48E Potential : 81B





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.  
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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 and 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