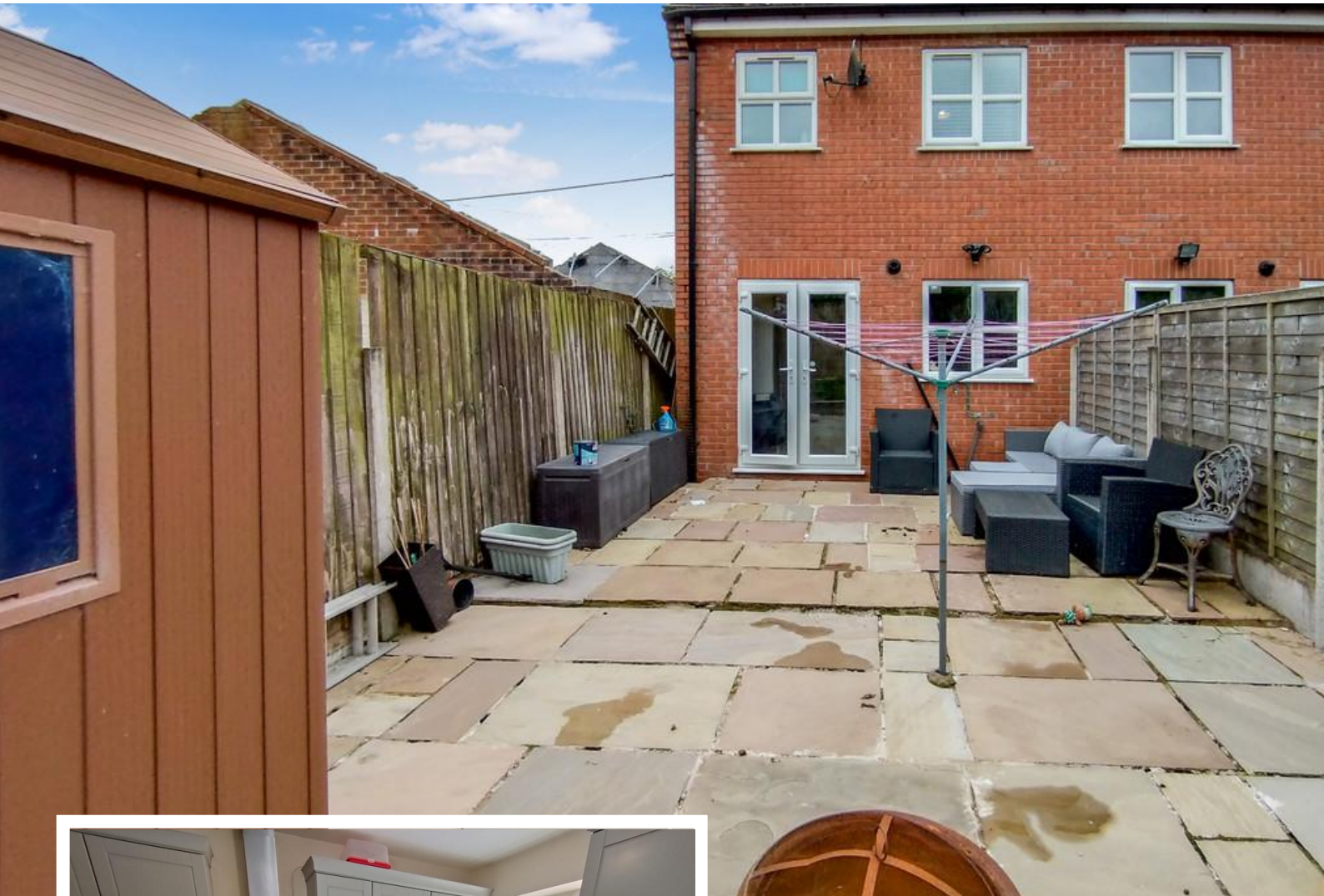




Church Street
Rookery, ST7 4RS

- SEMI DET HOUSE
 - POPULAR LOCATION
 - SPACIOUS LOUNGE
 - KITCHEN/DINING RM, CLOAKS/W.C
 - TWO BEDROOMS & FAMILY BATHROOM
 - BLOCK PAVED PARKING
 - REAR GARDEN
 - UPVC D/G & GCH
- £140,000**





Property Description

INTRO

This lovely modern semi detached house offers a nice opportunity for a first time buyers first step on to the market & also within the semi rural Rookery just a short distance from excellent road & rail links yet close to lovely countryside for recreation. The property comprises; spacious lounge, breakfast kitchen, cloaks/w.c, master bedroom, bedroom two, a well improved bathroom with separate shower. A block paved frontage for parking, a low maintenance garden to rear. UPVC double glazing & gas combi central heating are installed. The property is a great investment as your first buy or investment for the rental market. Viewing by appointment. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 4LR. Proceed from Kidsgrove to towards Rookery. Turn left in to Church Street and the property can be found on the right hand side, as identified by our for sale sign.



LOUNGE

15' 7" x 12' 6" (4.75m x 3.81m)

Entered through a UPVC door. Window to the front elevation. Staircase to the first floor. Understairs store. Two radiators.

KITCHEN/DINER

12' 6" x 10' 1" (3.81m x 3.07m)

Window to the rear elevation. A range of wall and base units, single drainer sink, worksurface. Built on oven, gas hob with extractor over. Bosch 24i wall mounted gas boiler. Further fitted worksurface with space below for appliances. Defined dining area with French doors to the rear. Radiator.



CLOAKROOM

Window to the side elevation. Low level W.C, wash hand basin. Tiled floor, radiator.

FIRST FLOOR LANDING

Access to the loft. Doors to:

BEDROOM ONE

13' 4" x 12' 6" (4.06m x 3.81m)

Window to the front elevation. Radiator.

BEDROOM TWO

12' 8" x 6' 9" (3.86m x 2.06m)

Window to the rear elevation. Radiator.



BATHROOM

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

EXTERNALLY

FRONT

Block paved drive provides off road parking.

REAR

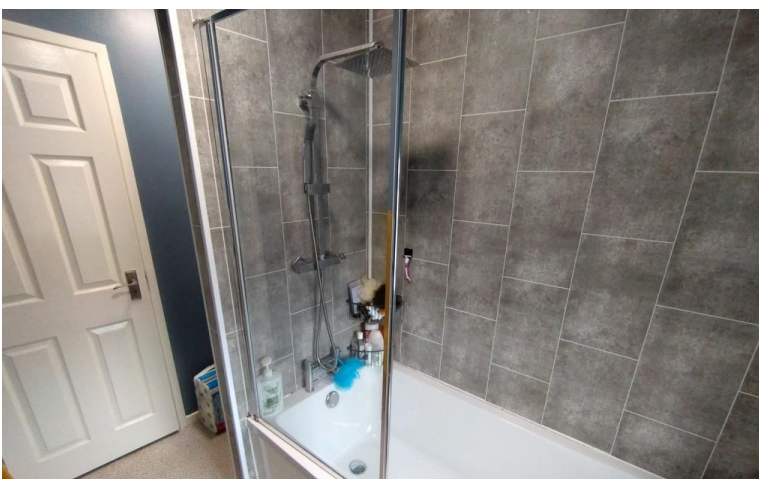
Garden area with shrub borders and a paved patio.

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 B

EPC RATING (PDF available online)

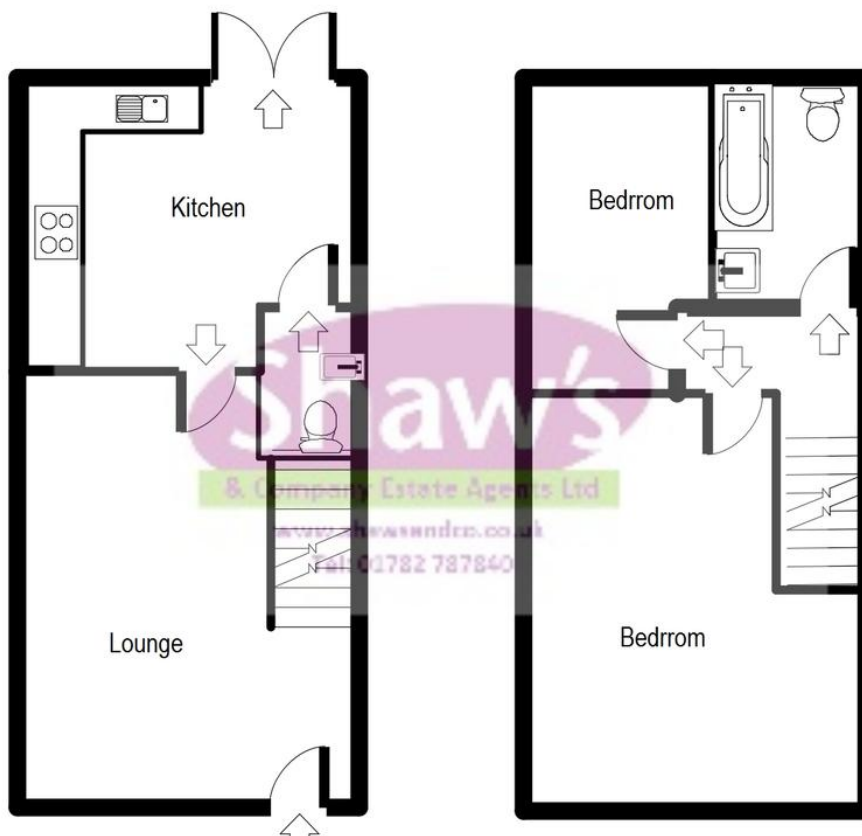
Current: Potential:











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 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