



Springfield Drive
Kidsgrove, ST7 1BL

- DETACHED RESIDENCE
- FULL WIDTH LOUNGE/DINING ROOM
- BEAUTIFULLY PRESENTED & IMPROVED
- ATTACHED CONSERVATORY/GARDEN ROOM
- UPDATED KITCHEN inc APPLIANCES
- THREE BEDROOMS
- HALL, CLOAKS/WC, UTILITY
- UPDATED ENSUITE & BATHROOM

£250,000





Property Description

INTRO

Shaw's & Co are delighted to offer For Sale a beautifully presented and improved detached house within a pleasant location comprising, hallway, an updated kitchen with appliances, a full width lounge/dining room, attached conservatory/garden room, three good sized bedrooms. An updated white family bathroom and ensuite. The former integral garage provides storage, a cloaks/w.c, utility. Externally a block paved frontage provides parking for vehicles. A landscaped rear garden area attracting afternoon sun & privacy. UPVC double glazing, gas central heating from a modern combi boiler. The property is located within easy access to all amenities, with road & rail links leading to larger towns, cities & countryside. Viewing imperative without further delay. (draft details subject to approval)

DIRECTIONS

Please follow Sat Nav with postcode ST7 1BL. Turn in to the right Cul De Sac and the property can be found on the left hand side, as identified by our for sale sign.





ENTRANCE HALL

Entered through a UPVC door. Staircase to the first floor. Tiled floor. Radiator.

CLOAKROOM

Updated suite comprising: low level WC, wash hand basin. Splash back tiling to the walls.

UTILITY AREA

Storage and space for appliances.

KITCHEN

11' 9" x 7' 7" (3.58m x 2.31m)

Window to the front elevation. Updated with a range of wall and base units, inset sink, worksurface. Built in oven, hob with extractor over. Integrated fridge freezer, dishwasher and microwave oven. Tiled floor. Stable door gives external access.



LOUNGE/DINER

19' 10" x 11' 11" (6.05m x 3.63m)

Windows to both the rear and side elevations. Laminate flooring. Radiator. Bi fold doors to:

CONSERVATORY/GARDEN ROOM

10' x 9' 7" (3.05m x 2.92m)

UPVC double glazed windows. Plaster ceiling with spotlights. Laminate flooring. French doors to the garden.



FIRST FLOOR LANDNG

Window to the side elevation. Access to the loft, store cupboard, radiator. Doors to:

BEDROOM ONE

12' 1" x 11' 6" (3.68m x 3.51m)

Window to the front elevation with views to Mow Cop. Laminate flooring, radiator. Built in wardrobes.

ENSUITE

A recently updated luxury ensuite comprising: low level W.C, wash hand basin with vanity cabinets. Large Shower screen walls, recessed spotlights to the ceiling. Chrome towel rail. Window to front elevation.



BEDROOM TWO

11' x 9' 7" (3.35m x 2.92m)

Window to the rear elevation. Radiator.



BEDROOM THREE

8' 6" x 7' (2.59m x 2.13m)

Window to the rear elevation. Built in wardrobes. Radiator.

BATHROOM

Window to the side elevation. Luxury updated suite comprising: panelled bath, low level W.C, wash hand basin with vanity cabinets. Shower screen walls, recessed spotlights to the ceiling. Chrome towel rail.

EXTERNALLY

FRONT

Block paved drive provides off road parking. A path leads from the side of the house to:

REAR

Attracting the afternoon sun and enclosed by fencing. Block paved patio with steps leading to a lawn area.

FORMER GARAGE

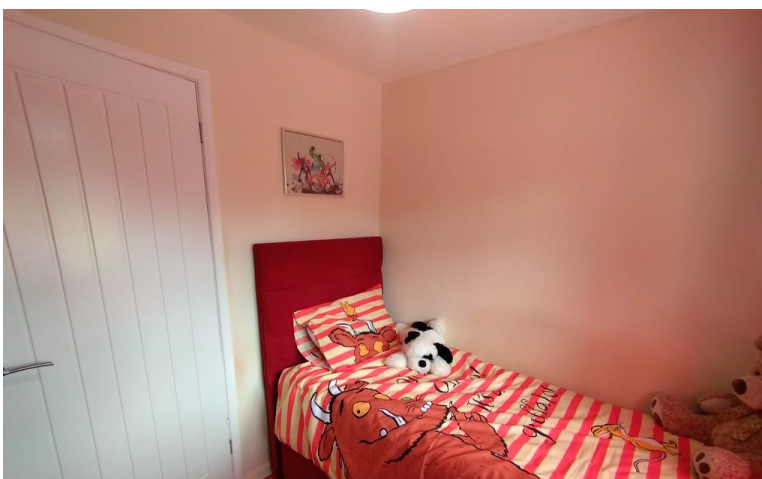
Storage space with up and over door. The rear of the garage forms a utility area and cloakroom.

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 .

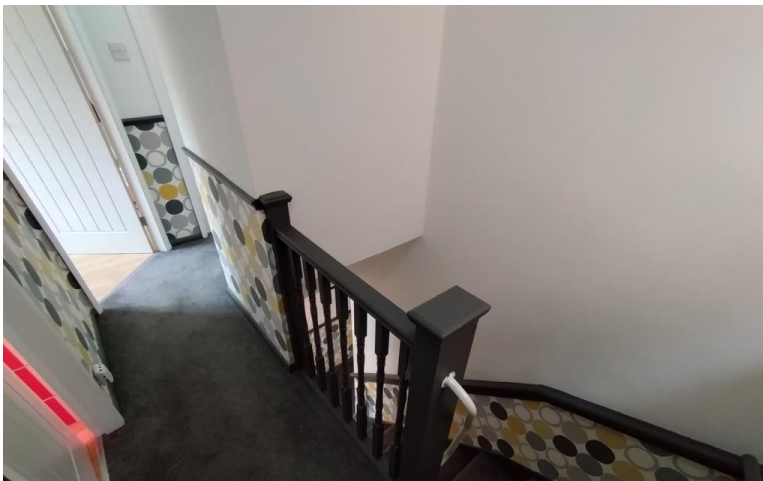
LOCAL AUTHORITY

Newcastle Borough Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: Potential:





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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