

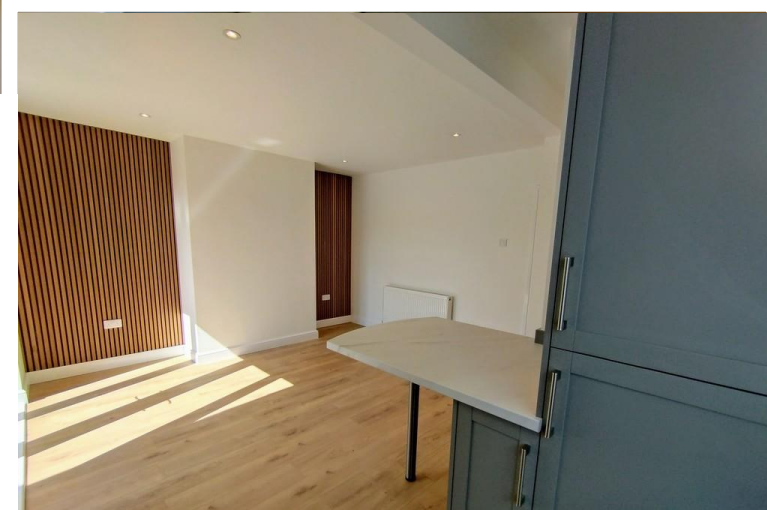


Oldcott Crescent
Kidsgrove, ST7 4HF

- STUNNING SEMI DETACHED HOUSE
- COMPLETELY REFURBISHED
- BRILLIANT RE-PLANNED LAYOUT
- VIEWING IMPERATIVE
- HALL, BAY WINDOW LOUNGE
- WELL APPOINTED KITCHEN/DINING ROOM
- THREE BEDROOMS & SHOWER ROOM
- RE-PLASTERED, CARPETS, DECOR ETC

£209,950





Property Description

INTRO

haw's & Co are delighted to offer For Sale a stunningly refurbished semi detached house which ,must be seen to be fully appreciated, ready to move in to! After a top to toe re-modernisation, re-planned layout, re-wiring, new windows/door, new combi heating. replastering, decor carpets etc etc!! A ready to move in to home for the growing family. Entrance hallway, a bay window lounge, kitchen/dining room inc appliances & with french doors, three bedrooms, a first floor new shower room. Many character features from the original build yet modern. High spec throughout. Externally landscaped gardens to the front & rear with plenty of parking. The property is within easy access to all amenities yet within this tucked away location, Birchenwood County Park is close yet way access to the A500. Viewing imperative. (draft details subject to approval)



DIRECTIONS

Please follow Sat Nav with postcode ST7 4HF. Follow the road around and the property can be found on the right hand side, as identified by our for sale sign.

ENTRANCE HALL

Entered through a new composite door which has glazed panels. Staircase to the first floor with feature timber handrail and spindles. Useful understairs store area. Radiator. Recessed spotlights to the ceiling. Laminate flooring.

LOUNGE

12' x 9' 9" (3.66m x 2.97m)

Bay window to the front elevation. Radiator. Feature wall to either side of the chimney breast. Recessed spotlights to the ceiling



KITCHEN/DINER

16' 2" x 13 max' (4.93m x 3.96m)

A pleasant open plan layout with a large bay window to the side. Recessed spotlights to the ceiling French doors to the rear proving lots of natural light. Newly installed well appointed kitchen comprising: a range of wall and base units, worksurfaces, integrated appliances, dishwasher, fridge freezer, plenty of cupboard and drawer space, single drainer sink, breakfast bar area and electric double oven, hob and extractor hood. Plenty of space for dining and seating. Radiator. Recessed spot lights to the ceiling.



REAR ACCESS HALL

With a part glazed new UPCC external access door and a utility area off.

FIRST FLOOR LANDING

Window to the side. Recessed spotlights to the ceiling

BEDROOM ONE

13' 2" x 9' 8" (4.01m x 2.95m)

Window to the front, radiator. New carpet.



BEDROOM TWO

11' 10" x 9' 2" (3.61m x 2.79m)

Window to the rear, radiator. New carpet.

BEDROOM THREE

10' 1" x 6' 2" (3.07m x 1.88m)

Window to the rear, radiator. New carpet.

SHOWER ROOM

A new installed suite with an enclosed shower cubicle, low level W.C wash hand basin, fitted cabinets, new fitted flooring. Window to the front.



EXTERNALLY

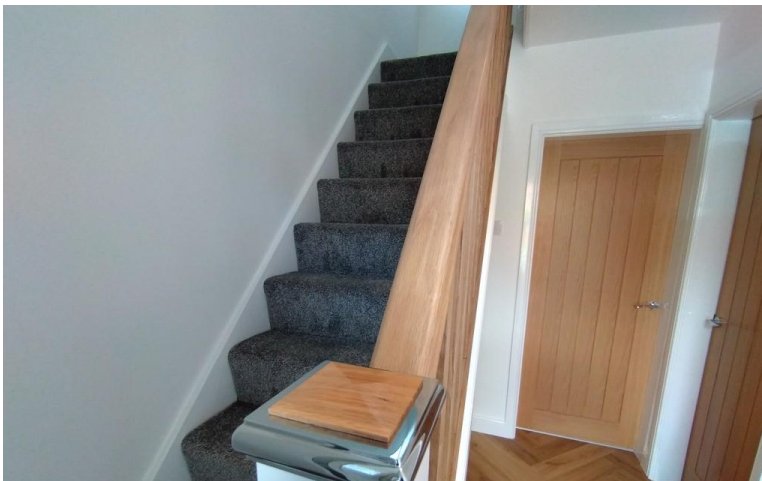
A gravelled frontage area to provide parking spaces. A wide pathway extends to the side of the house. External lighting to the front, side and rear.

REAR GARDEN

A graveled rear garden area providing low maintenance garden area, enclosed.

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.

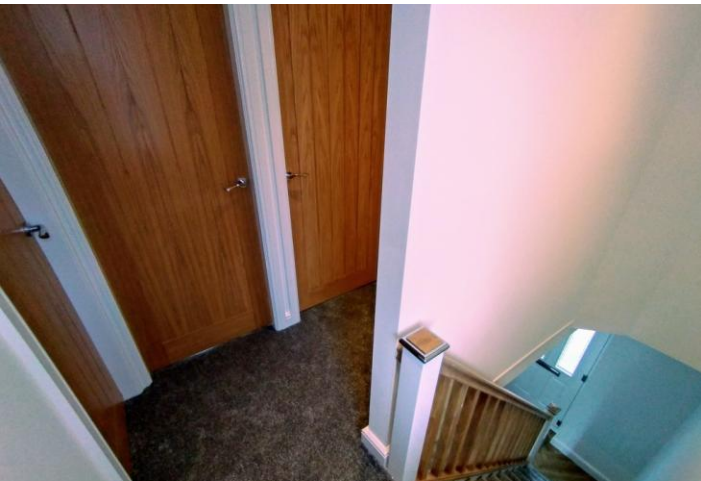
COUNCIL TAX BAND B

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 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