

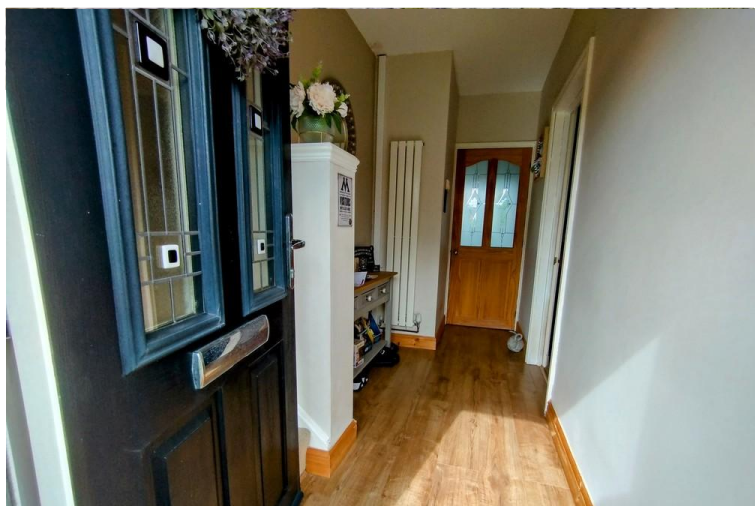


**Gloucester Road**  
**Kidsgrove, ST7 4DQ**

- SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- POPULAR LOCATION
- HALL, LOUNGE, DINNING ROOM
- UPDATED BATHROOM
- GARDENS TO THE FRONT & REAR
- UPVC D/G, GAS C/H
- CONVENIENT LOCATION

**£194,950**





## Property Description

### INTRO

Located within a popular convenient location a good sized semi detached house comprising entrance hall, lounge, dining room, kitchen, three bedrooms, an updated family bathroom with over shower. Externally a lawn front and rear garden area. UPVC double glazing & gas combi central heating. The property is located within easy access to all amenities, road and rail links, shops, schools & recreation. Viewing essential without further delay. (draft detail subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4DQ. Proceed from Kidsgrove town centre, past Tesco on the right. Turn right after the lights in to Gloucester Road. Follow the road and the property can be found on the left hand side, as identified by our for sale sign.

### ENTRANCE HALL

Entered through a part glazed composite door. Window to the front elevation. Stairs to the first floor with hand rail.



Vertical radiator. Laminate flooring.

#### LOUNGE

13' 1" x 11' 11" (3.99m x 3.63m)

Window to the front elevation. Feature muti burning stove suitable for log and smokeless coal. Coving to the ceiling, radiator. Laminate flooring. Opening to:

#### DINING ROOM

9' 9" x 7' 9" (2.97m x 2.36m)

French doors to the rear elevation. Coving to the ceiling. Radiator. Serving hatch from the kitchen.



#### KITCHEN

11' 4" x 7' 8" (3.45m x 2.34m)

Window to the rear elevation. Updated kitchen comprising: wall and base units, one and a half bowl ceramic sink, worksurfaces, built in oven, integrated dish washer, space for a washing machine and dishwasher. Tiled wall and floor. Chrome radiator. External side access door.

#### UTILITY AREA

Useful storage and with space for fridge freezer, tumble dryer.

#### FIRST FLOOR LANDING

Window to the side elevation. Access to the loft which is part boarded with ladder. Doors to:



#### BEDROOM ONE

12' x 11' 2" (3.66m x 3.4m)

Window to the front elevation. Coving to the ceiling, laminate flooring, radiator.

#### BEDROOM TWO

14' 2" x 7' 10" (4.32m x 2.39m)

Window to the rear elevation.

#### BEDROOM THREE

8' 11" x 7' 1" (2.72m x 2.16m)

Window to the front elevation. Built in over stairs store. Radiator.



#### BATHROOM

Window to the rear and side elevation. Updated suite comprising: panelled bath with rain fall shower over, low level W.C, wash hand basin. Storage cupboard housing the Main Eco Elite gas boiler. Tiled walls, tiled floor, radiator. Recessed spot lights. Vertical towel radiator.

#### EXTERNALLY



#### FRONT

Garden laid to lawn with a pathway to the front door.  
Further pathway to the side of the property leads to:

#### REAR

Attracting the afternoon sun. A landscaped garden laid to lawn, patio area and a raise decking area. Cold water tap.

#### VIEWING ARRANGEMENTS

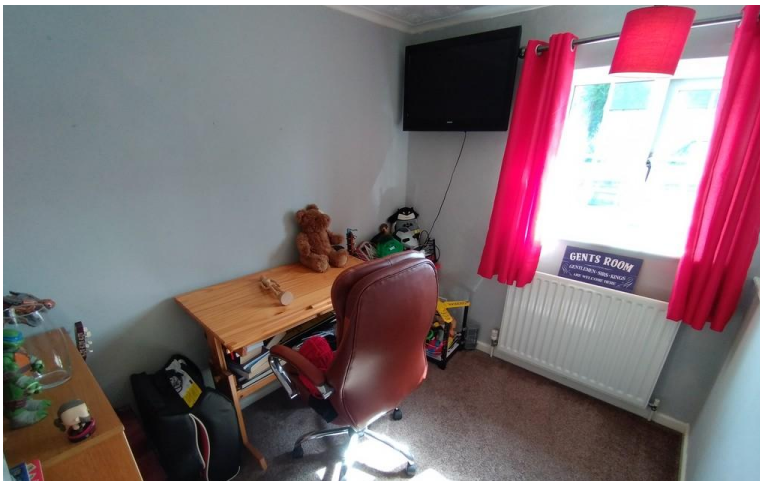
Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email [enquiries@shawsandco.co.uk](mailto:enquiries@shawsandco.co.uk)



#### 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.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.



#### 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 .

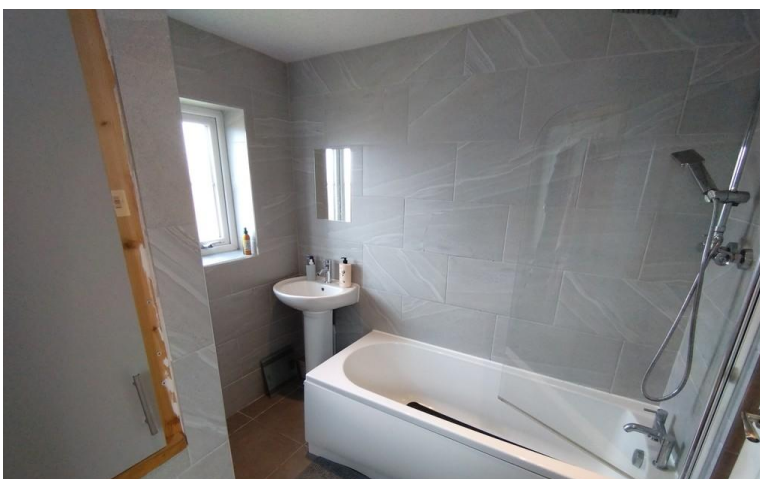
#### LOCAL AUTHORITY

Newcastle Borough Council.

#### COUNCIL TAX BAND A

#### EPC RATING (PDF available online)

Current: Potential:









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

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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 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