



**Poplar Drive**  
**Kidsgrove, ST7 4HT**

- SEMI DETACHED DORMER BUNGALOW
  - SPACIOUS ACCOMMODATION
  - BREAKFAST KITCHEN
  - LOUNGE, DINING ROOM, 3 BEDROOMS
  - GROUND FLOOR SHOWER ROOM & BEDROOM
  - TWO FIRST FLOOR DOUBLE BEDROOMS
  - FIRST FLOOR CLOAKS/W.C
  - LANDSCAPED GARDENS
- £202,500**





## Property Description

### INTRO

A spacious semi detached dormer bungalow offered for sale with no chain comprising, breakfast kitchen, spacious lounge, a ground floor bedroom, shower room, dining room, two first floor bedrooms and cloaks/w.c. Externally landscaped gardens to the front and rear, a driveway provides parking spaces, a detached garage. The property is located with easy access to all amenities with road and rail links close by. UPVC double glazing & gas central heating. Viewing essential. (draft details subject to approval)

### DIRECTIONS

Please follow Sat Nav with postcode ST7 4HT. On entering Poplar Drive the property can be found on the right hand side, as identified by our for sale sign.

### KITCHEN/BREAKFAST ROOM

13' 2" x 8' 10" (4.01m x 2.69m)

Windows to both the front and side elevations. A range of wall and base units, single drainer sink, worksurface. Space



for appliances. Store cupboard, radiator.

**LOUNGE**

20' x 11' 3" (6.1m x 3.43m)

Bow window to the front elevation. Radiator. Part glazed doors to:

**DINING ROOM**

11' 4" x 10' 10" (3.45m x 3.3m)

Staircase to the first floor, radiator. Patio doors lead to the garden.

**GROUND FLOOR BEDROOM**

11' 4" x 10' 10" (3.45m x 3.3m)

Window to the rear elevation. Radiator.

**GROUND FLOOR SHOWER ROOM**

Window to the side elevation. Suite comprising: enclosed shower cubicle, low level W.C, wash hand basin. Chrome towel rail.

**FIRST FLOOR LANDING**

With a cloakroom/w.c macerating low level W.C

Doors to;

**BEDROOM ONE**

10' 10" x 8' 11" (3.3m x 2.72m)

Windows to both the side and rear elevations. Fitted wardrobes, storage to the eaves, Radiator.

**BEDROOM TWO**

10' 10" x 8' 11" (3.3m x 2.72m)

Window to the rear elevation. Fitted wardrobes, storage to the eaves. Radiator.

**EXTERNALLY**

**FRONT**

Landscaped garden with shrub borders. Driveway leads to a carport frame.

**GARAGE**

Electric roller shutter door.

**REAR**

A landscaped garden with shrub borders. Paved patio.

**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

**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.

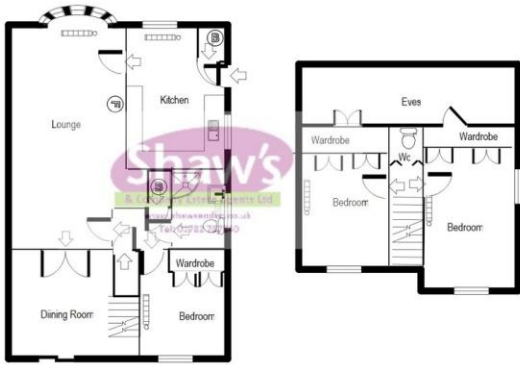
#### COUNCIL TAX BAND B

#### EPC RATING (PDF available online)

Current: Potential:

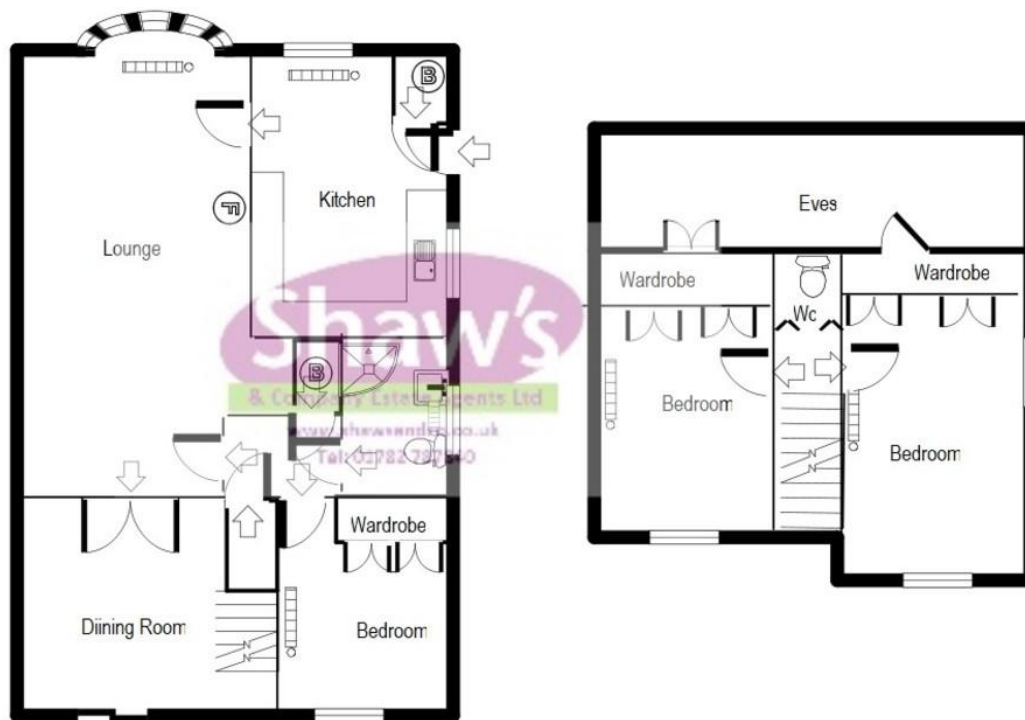






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement and the floor plan is an illustration only as a guide.  
This 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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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.  
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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