



**Beeston View**  
Kidsgrove, ST7 4TB

- A DETACHED HOUSE
- THREE BEDROOMS
- POPULAR CUL DE SAC LOCATION
- DRIVEWAY & GARAGE
- MODERN KITCHEN & BATHROOM
- LOUNGE, DINING ROOM
- GARDENS TO THE FRONT & REAR
- NEW COMBI BOILER

**£200,000**







## Property Description

### INTRO

A THREE bedroom DETACHED HOUSE - New on the market in a highly desirable cul de sac location! Comprising entrance porch, lounge, dining room opens to a newly fitted kitchen, three bedrooms and a newly fitted modern bathroom suite. Lovely presented gardens to the front and the rear, with a long driveway and detached brick garage. New gas combi boiler, UPVC double glazed windows and doors, and newly fitted guttering, fascias and soffits. Nearby to the popular Bathpool Park, and within easy access to local amenities. Get in touch to get your viewings booked immediately!

### DIRECTIONS

Proceed along Kidsgrove Bank, turn right into Stonebank Road. At the junction turn right in to Chatterley Drive, turn left in to Beeston View, the property can be found on the left hand side.







## ACCOMMODATION

### ENTRANCE PORCH

UPVC double glazed windows, UPVC front entrance door, door to:

### LOUNGE

15' 3" x 13' 2" (4.65m x 4.01m)

A feature fireplace and inset gas fire. Staircase to the first floor, double radiator, coving to the ceiling. Feature bow window to front. Portable central heating thermostat control. Open arch to:



### KITCHEN/ DINING ROOM

15' x 9' 8" (4.57m x 2.95m)

A newly fitted kitchen with base and wall mounted cupboard units, and a feature breakfast bar island with cupboards underneath. Single drainer sink unit, worksurfaces over. chimney style extractor. Space for a oven/cooker, with extractor above. Splash back tiling. A defined dining room with window to rear, double radiator which opens into the kitchen. Useful understairs store area provides space for a fridge freezer, and space/plumbing for a washing machine. Coving to ceiling. UPVC rear access door.



### FIRST FLOOR LANDING

Access to the loft via pull down ladder (Loft is boarded and insulated) - Also housing recently fitted Navien gas combi boiler (within approx a year old).

### BEDROOM ONE

11' 5" x 8' 11" (3.48m x 2.72m)

Window to the rear, radiator.

### BEDROOM TWO

11' 3" x 8' 4" (3.43m x 2.54m)

Window to the front with a pleasant outlook, radiator.



### BEDROOM THREE

7' 8" x 5' 11" (2.34m x 1.8m)

Window to the front, radiator.

### BATHROOM

7' 6" x 5' 5" (2.29m x 1.65m)

A stunning newly fitted bathroom suite, featuring paneling to the walls and ceiling, paneled bath with mains pressured shower over, glass shower screen. Low level W.C, wash hand basin with vanity cupboard. Chrome towel radiator. Frosted window to the rear. Cushion flooring.



## EXTERNALLY

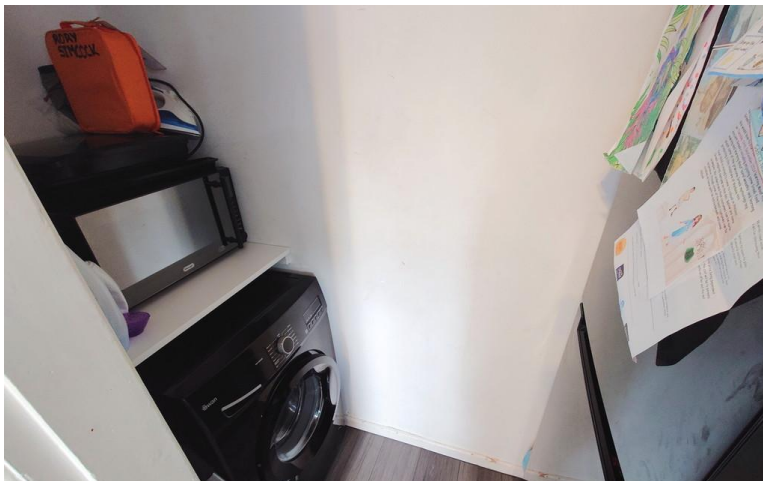
### FRONT GARDEN

A Laid to lawn garden area with mature shrubs surrounding. A long tarmac driveway provides parking, and wrought iron gates provide access to:

### DETACHED GARAGE

20' 9" x 8' 11" (6.32m x 2.72m)

Up and over door. Of brick construction, with UPVC side access door, and two recently fitted UPVC windows to the side. Power sockets.



### REAR GARDEN

A beautifully presented rear garden, with two astro turf lawn areas, paved patio and pleasant shrub borders to the rear. Enclosed with fencing.

### 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

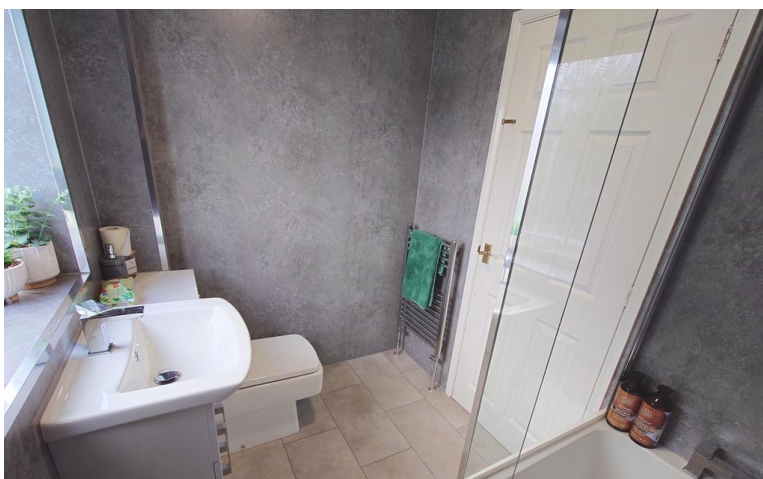
NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard 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](http://Rightmove.co.uk) and [Zoopla.co.uk](http://Zoopla.co.uk). We are open daily, please call us on 01782 787840 .

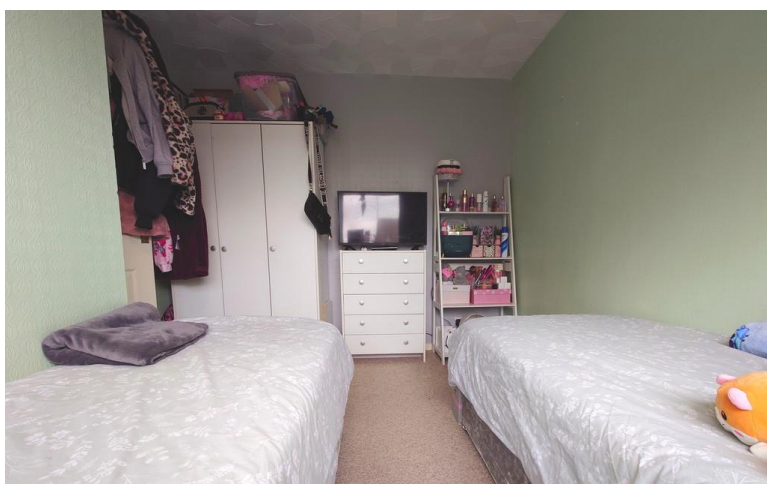




LOCAL AUTHORITY  
Newcastle Borough Council.

COUNCIL TAX BAND C

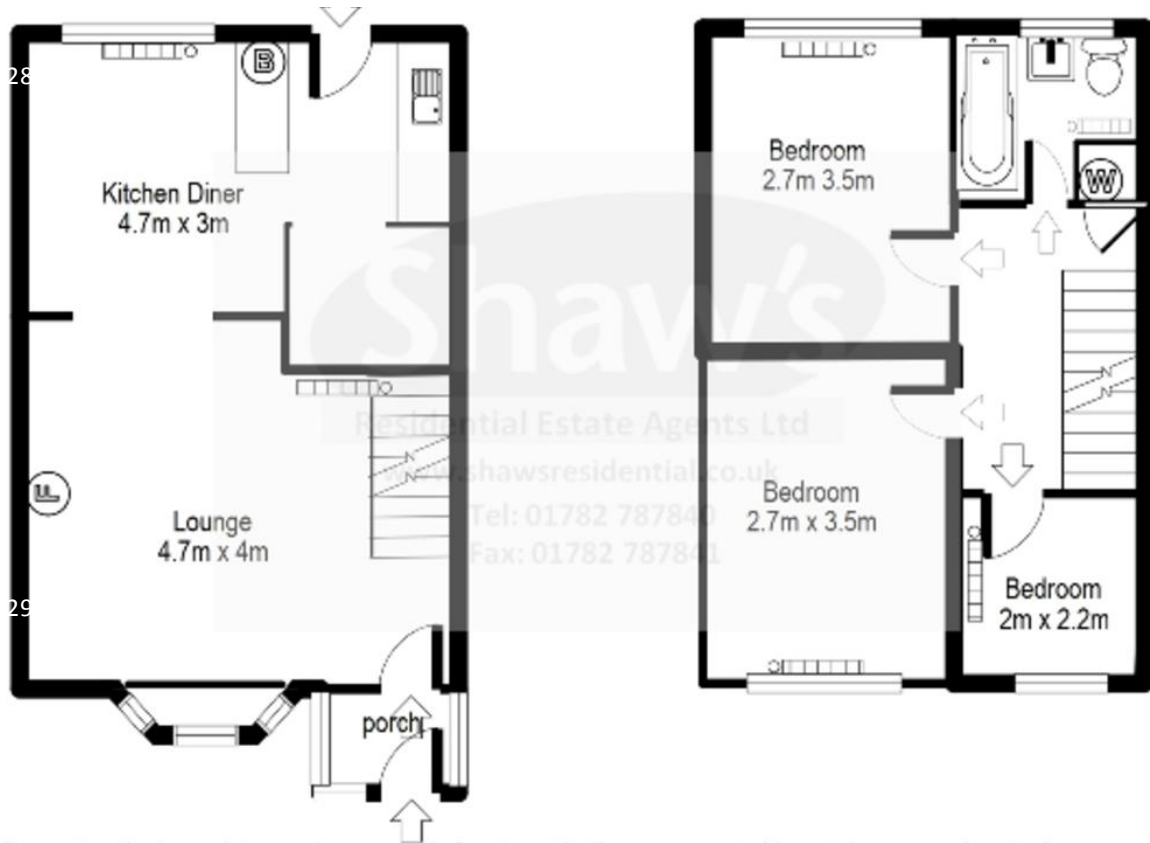
EPC RATING (PDF available online)  
Current: 64D Potential: 84B











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